

20 Corporation Street
Bolton BL1 2AN

Town Centre Retail Opportunity



- A1 Retail premises close to Market Place Shopping Centre
- Total shop area including basement approx 768 sq ft
- Popular pedestrianised trading location
- Good mix of local and national brands
- New Lease Available now, keys to view

Asking rent: £12,000 p.a. exclusive of outgoings

Location

The subject property is located in the popular pedestrianised area of Corporation Street opposite the newly developed Market Hall shopping centre with a good mix of national and local retailers including Debenhams, Topshop, Zara to name but a few. Bolton Train Station is approx 10 minute walk plus there are several NCP carparks close by.

Description

A self-contained mid terrace lock up shop with good window display area. There is open plan retail space on the ground floor with carpeting suspended ceiling with inset lighting plus storage, staff kitchen and wc in the basement. There is the benefit of an access road to the rear for deliveries. Viewing recommended, keys available.

Lease Terms

A new FRI lease is available for a term of years to be agreed.

Accommodation

	Metric	Imperial
Ground floor retail	33.8 sq m	364 sq ft
Basement inc WC	37.5 sq m	404 sq ft

Use

Class E Retail Use (Other uses may be considered subject to all usual consents being obtained)

Rental

£12,000 per annum exclusive of rates and all usual outgoings. A rent deposit will also be required for the duration of the lease.

Suitable references will be needed in the normal way.

Rates

Interested parties should contact Bolton Council for verification

EPC

A copy of the EPC is available upon request

Legal Costs

The incoming tenant to be responsible for all legal costs in drawing up new lease.

VAT

We understand that the property is not elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Bolton Council

Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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