

To Let



Bolton

46-48 Deansgate, BL1 1BH

Total Area: 7,500 sq ft / 701.4 sq m

Rent: £75,000 PAX

Location & Description:

- The subject property occupies a prime pitch on Deansgate, with return frontage onto Market Street. Nearby retailers include, Superdrug, TSB, EE and Waterstones.
- The ground floor has a series of glass and stud wall partitioned offices beneath a mezzanine area which runs along the internal perimeter of the building.
- The property is suitable for a variety of uses, including retail, leisure, office and medical uses. The building also has a 2nd floor and basement area, which benefit from their own access points these are currently not included in the demise but can be incorporated if an occupier requires them. The property benefits from disabled access off the main entrance and lift access to all floors.

Demise:

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 5,074 sq ft | 471.40 sq m |
| First Floor | 2,476 sq ft | 230.00 sq m |
| Total | 7,500 sq ft | 701.40 sq m |

Rent:

£75,000 per annum exclusive

Lease:

New lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £12,533.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Planning

A former bank the property will come under use class E. The property is Grade II listed, entry reference 1388030.

Rating Assessment:

Rateable Value (April 2023) - £141,000.

Date Prepared:

March 2024

Contact Us:

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Fletcher CRE

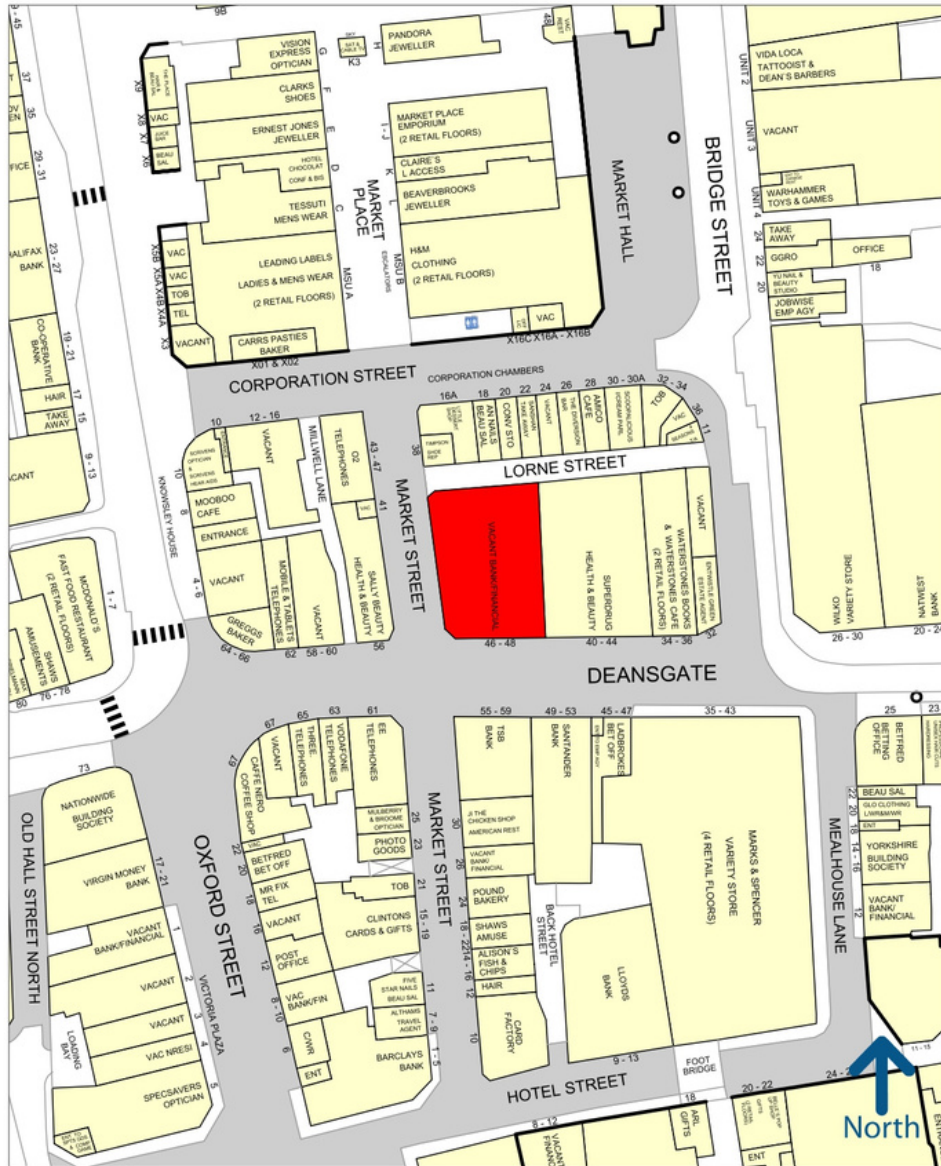
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Bolton



50 metres
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