

Bolton - The Cube, 87 Bradshawgate BL1 1QD
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bolton - The Cube, 87 Bradshawgate BL1 1QD

Retail Shop to Rent



Property Features:

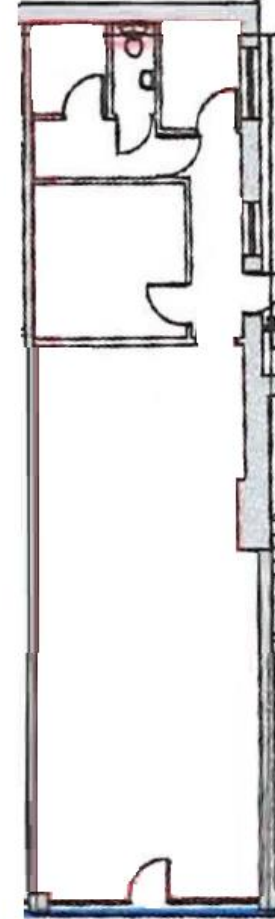
- Comprises ground floor retail shop
- VAT is applicable to this property
- Suitable for variety of uses (Class E)
- Available on a new lease with flexible terms
- Bolton town centre has recently been redeveloped, and government funding secured for further redevelopment
- The residential element above is student accommodation and fully occupied year round
- Situated within 5 min walk from Bolton Train Station with occupiers nearby including post office, restaurant, convenience store, hotels, pubs and more.

Property Description:

Comprises mid-terrace ground floor shop with 2 parking spaces providing the following accommodation and dimensions:

Ground Floor: 90 sq m (969 sq ft)

Open plan retail, kitchenette, wc



Ground Floor

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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £346.15 per week (PCM: £1,500)

Deposit: £4,500 (3 Months)

Rateable Value:

Rateable Value - £13,000 p.a.

Rates Payable - £2,200* p.a.

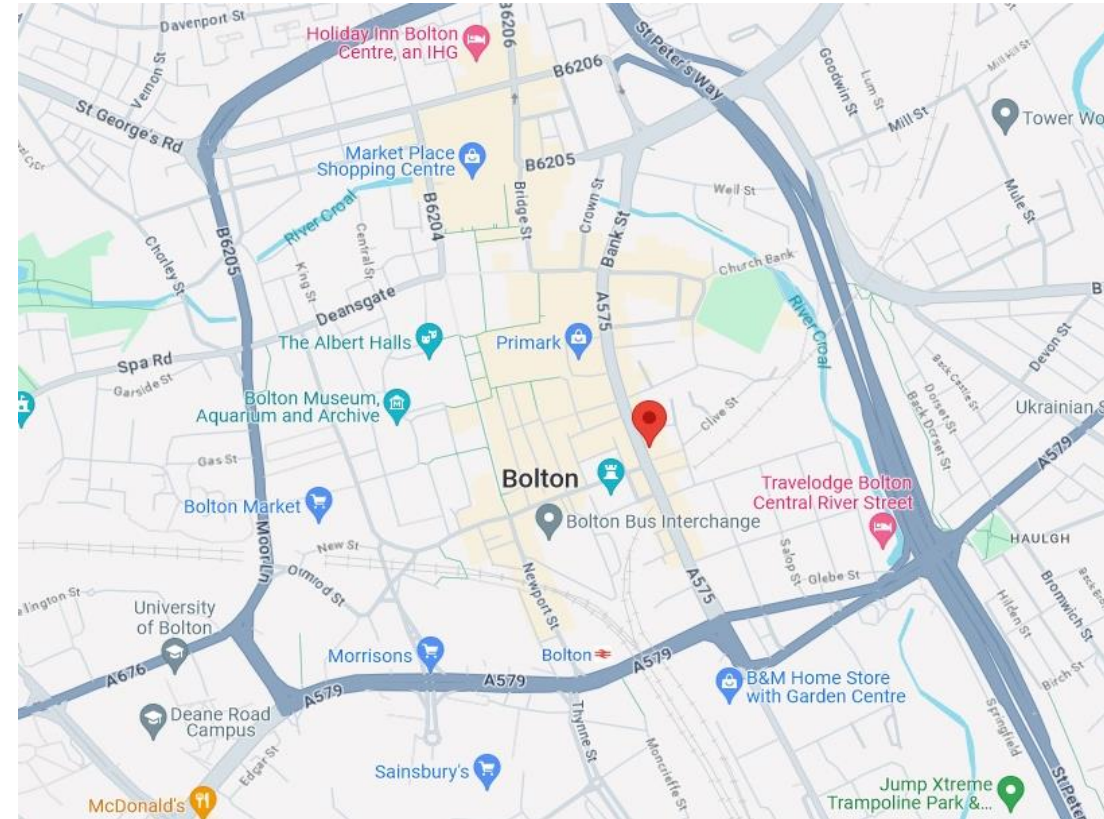
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.

Location:

Bolton is a town in Greater Manchester in England. In the foothills of the West Pennine Moors, Bolton is between Manchester, Blackburn, Wigan, Bury and Salford. It is surrounded by several towns and villages that form the wider borough, of which Bolton is the administrative centre. The property is situated in the heart of the town centre within 5 min walk from Bolton Train Station with occupiers nearby including post office, convenience store, JD Wetherspoon and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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