

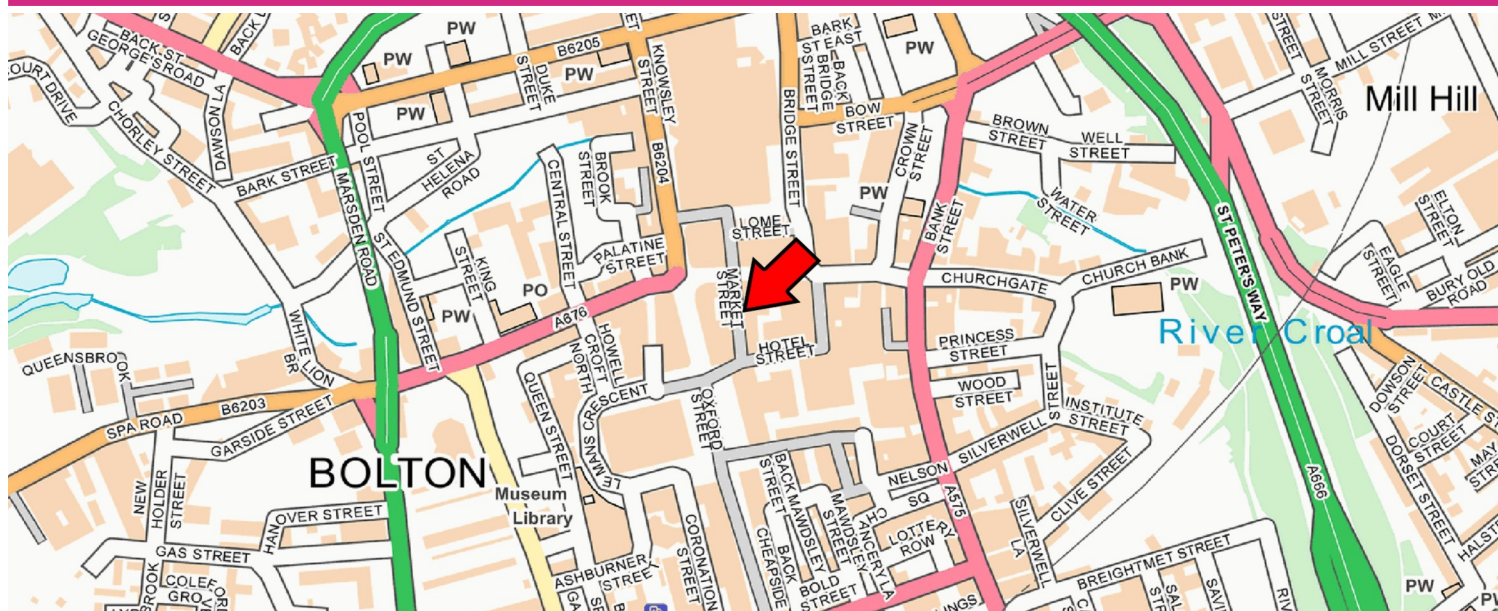


**PROMINENT HIGH STREET RETAIL PREMISES WITH
REDEVELOPMENT POTENTIAL TO UPPER FLOORS—STPP
151.60 SQ M (1,632 SQ FT) - EXCLUDING THE 2ND FLOOR AREAS**

TO LET/MAY SELL

**11-13 MARKET STREET
BOLTON
BL1 1BU**

- ◆ Prime town centre high street location on thoroughfare to the Market Place Shopping Centre and The Crompton Place Shopping Centre
- ◆ In close proximity to national operators including Superdrug, Clinton Cards, Marks & Spencer, Boots, HSBC and Barclays Bank
- ◆ Close to all town centre amenities—shops, restaurants, banks, cafes etc
- ◆ First and second floors may suit residential conversion, subject to planning permission
- ◆ £300,000 exclusive or £25,000 per annum exclusive.



LOCATION

The subject property is located on Market Street, a pedestrianised area within the heart of Bolton town centre. It is within walking distance of Bolton Interchange & Train Station, as well as several pay and display car parks.

The property is in a prominent High street retail location within the town centre on a direct thoroughfare to the Marketplace Shopping Centre, Victoria Square/The Town Hall and The Crompton Place Shopping Centre.

DESCRIPTION

The subject property comprise a 3 storey retail premises, previously occupied by Thornton's. The ground floor provides for majority open plan retail space. The upper floors have been utilised for storage ancillary staff accommodation, however, have potential to be converted to residential accommodation—STPP.

There is a large basement store.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	47.00 sq m	(506 sq ft)
First floor	57.60 sq m	(620 sq ft)
Second floor*	-	-
Basement	47.00 sq m	(506 sq ft)
Total	151.60 sq m	(1,632 sq ft)

* Excludes the 2nd floor, which at the date of inspection, was not possible to obtain access to as it has been closed off by the previous tenant.

TENURE

Freehold. Title Number: GM222774

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring lease for a term of years to be agreed. The rental is £25,000 per annum exclusive.

SALE PRICE

£300,000 exclusive.

VAT

VAT is applicable, and will be charged at the prevailing rate.

RATES

Rateable Value: £27,285 (2017 Rating List)

The Standard Uniform Business Rate for the 2020/2021 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell, Andrew Kerr or Nathan Broughton

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com, akerr@lambandswift.com or

nbroughton@lambandswift.com

Website: www.lambandswift.com

Important Notice

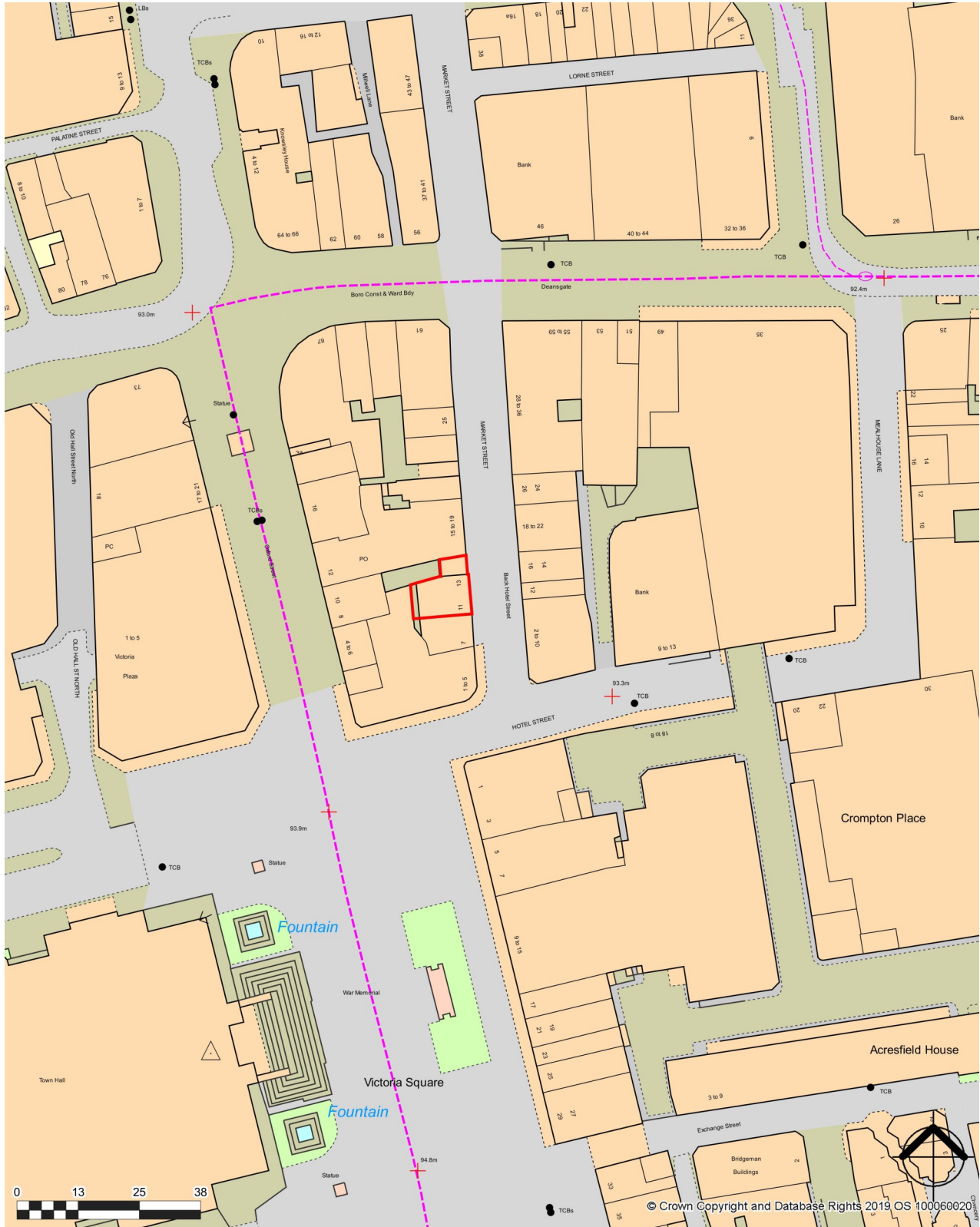
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



***Photos taken whilst previous Tenant was still in occupation**

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.