

Independent Estate Agents **Cardwells** Est. 1982

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14-16 MARKET STREET BOLTON

To let set in a prominent position within Bolton Town Centre is this ground floor commercial premises, approximately 74 square foot. The property occupies an excellent trading position adjoining other shops located within a busy pedestrianised area which leads towards Bolton Market Place. The premises is currently occupied however will become available in June 2026, the unit will be completely empty and a toilet will be fitted downstairs. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email lettings@cardwells.co.uk or visit www.cardwells.co.uk

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground Floor Shop Floor 40' 9" x 19' 7" (12.42m x 5.96m)

Downlights, air conditioning unit, double fronted double glazing units with two entrances, fire exit door.

Business Rates

The property is situated in the Borough of Bolton, therefore the business rates are payable to Bolton Metropolitan Borough Council. Cardwells Letting Agents premarketing research indicates that the property is currently rated at £18,500 per annum. We would suggest making your own enquiries with the council.

Lease Terms

The lease & term is negotiable on application with the landlord.

Credit Check Fee

If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Viewings

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 or emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

Disclaimer

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD



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Cardwells can introduce you to Independent financial advisors who have access to the whole mortgage market. Please ask for assistance.

www.rightmove.co.uk

