

BOLTON

19/21 Deansgate

RETAIL TO LET



Location

The property is located in a prominent position on Deansgate a short distance from the main pedestrianised shopping area. A number of national operators such as Betfred, Wilco and M&S are located close by.

Accommodation

The property is arranged on ground, basement, first and second floors, providing the following approximate areas:

Internal Width (Max)	29'7"	9.07 m
Shop Depth	49'8"	15.20m
Ground Floor Sales	1,259 sq ft	116.9 sq m
Basement	956 sq ft	88.9 sq m
First Floor Ancillary	497 sq ft	46.2 sq m
Second Floor Ancillary	282 sq ft	26.2 sq.m

Lease / Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£18,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band E 107. A full copy of the EPC is available for inspection if required.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Bolton Council confirm the property is assessed as follows:

Rateable Value £21,500

Interested parties are advised to make their own enquires on 01204 331730.

Legal Costs

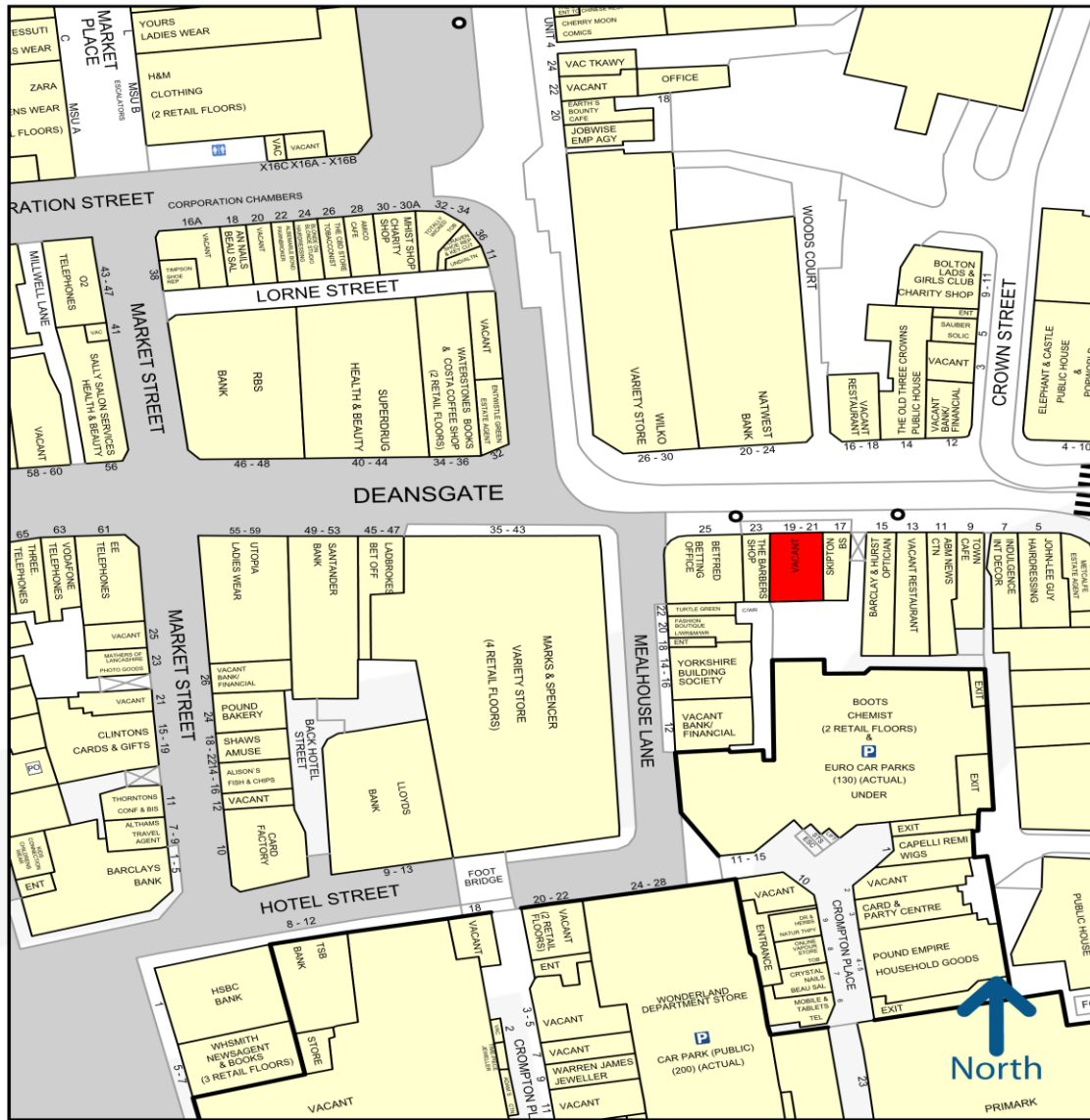
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Simon Guest of Emanuel Oliver, 0151 303 2112 / simon@emanueloliver.com or our joint agents Miller Metcalfe on 01204 535353.



Experian Goad Plan Created: 21/06/2019

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