

BOLTON

2-4 Newport Street

TO LET



Location

The property is located in a prominent position on the corner of the busy pedestrianised Newport Street and Victoria Square in the heart of Bolton town centre.

The property is adjacent to **Cancer Research UK** and other occupiers within the near vicinity include **Home Bargains, Greenhalghs, Holland & Barrett, William Hill** and **Heron Foods**. The location has recently benefitted from the relocation of the town's transport interchange.

Accommodation

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

Ground Floor Sales	1,841	sq ft	171.0	sq m
First Floor	543	sq ft	50.5	sq m
Second Floor	342	sq ft	31.8	sq m
Basement	940	sq ft	87.3	sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

Upon Application

EPC

The Energy Performance asset rating is Band D 78. 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 £61,000

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

Legal Costs

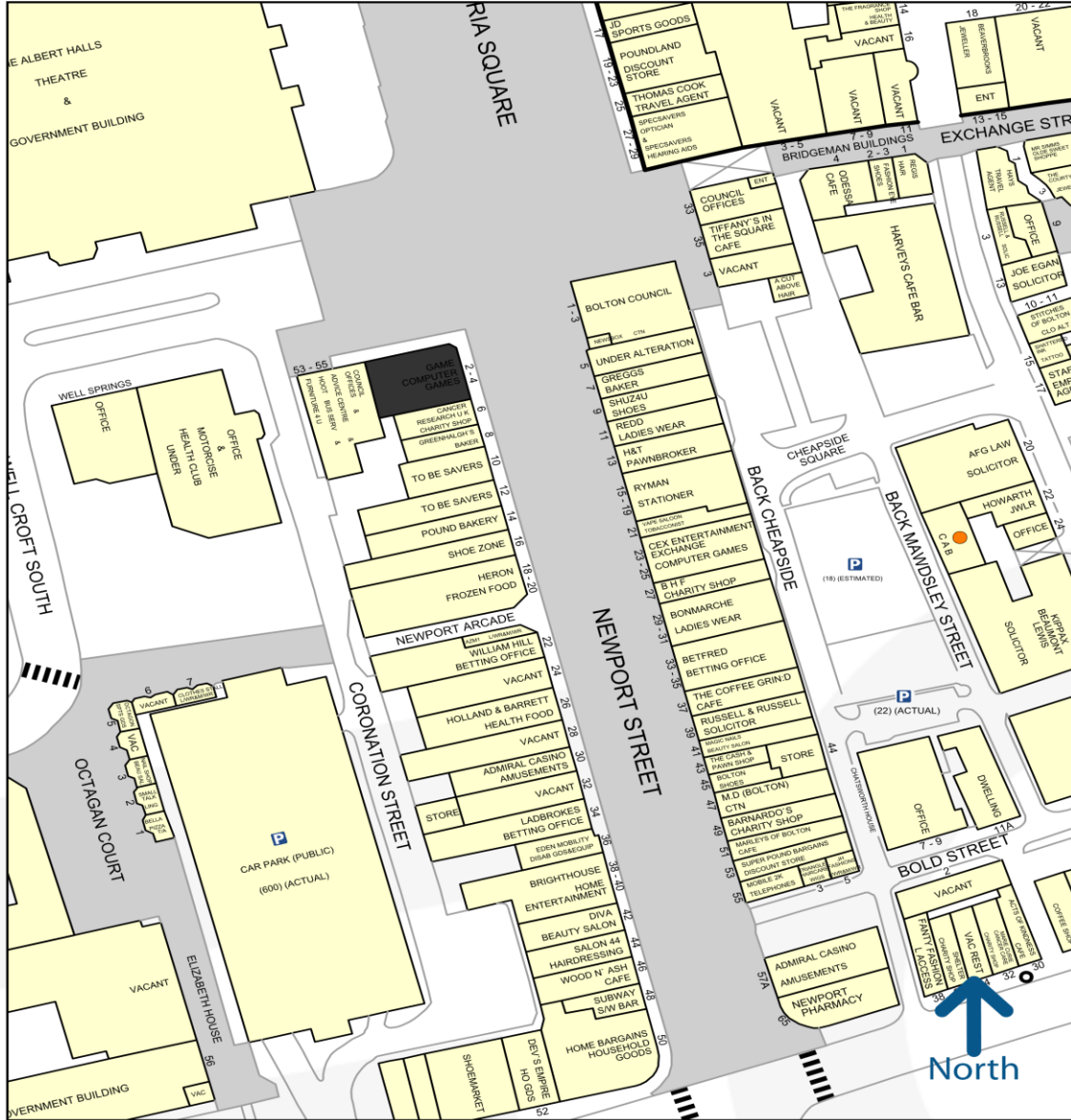
Each party will be responsible for their own legal costs incurred in the transaction.

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 Llyr Emanuel of Emanuel Oliver, 0151 236 6725 llyr@emanueloliver.com or our joint agents Barker Proudlove on 0161 631 2852.



50 metres

Experian Goad Plan Created: 10/11/2019
Created By: Emanuel Oliver Ltd



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