

# BOLTON

## 24 Newport Street

### TO LET



#### Location

The premises are located on the busy pedestrianised Newport Street in the heart of Bolton town centre.

The property is adjacent to **Holland & Barrett** and other occupiers within the near vicinity include **Home Bargains**, **Greenhalghs**, **Game**, **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 ground floor only, providing the following approximate areas:

<b>Ground Floor Sales</b>	<b>1,661 sq ft</b>	<b>154.3 sq m</b>
First Floor	560 sq ft	52.02 sq m
Second Floor	305 sq ft	28.33 sq m

#### Lease

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

#### Rent

£40,000 per annum exclusive.

#### EPC

The Energy Performance asset rating is Band E 103. 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                      £36,500

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 Llyr Emanuel of Emanuel Oliver, 0151 236 6725 [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or our joint agents Barker Proudlove on 0161 631 2852.

