

# BOLTON

28 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, Paddy Power** and **Shoe Zone**. The location has recently benefitted from the relocation of the town's transport interchange.

## Accommodation

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

Ground Floor Sales	1,175 sq ft	109.2 sq m
First Floor Ancillary	418 sq ft	38.8 sq m
Second Floor Ancillary	230 sq ft	21.4 sq.m

## Lease

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

## Rent

£32,500 per annum exclusive.

## EPC

The Energy Performance asset rating is Band C 71 . 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                      £28,250

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

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## Legal Costs

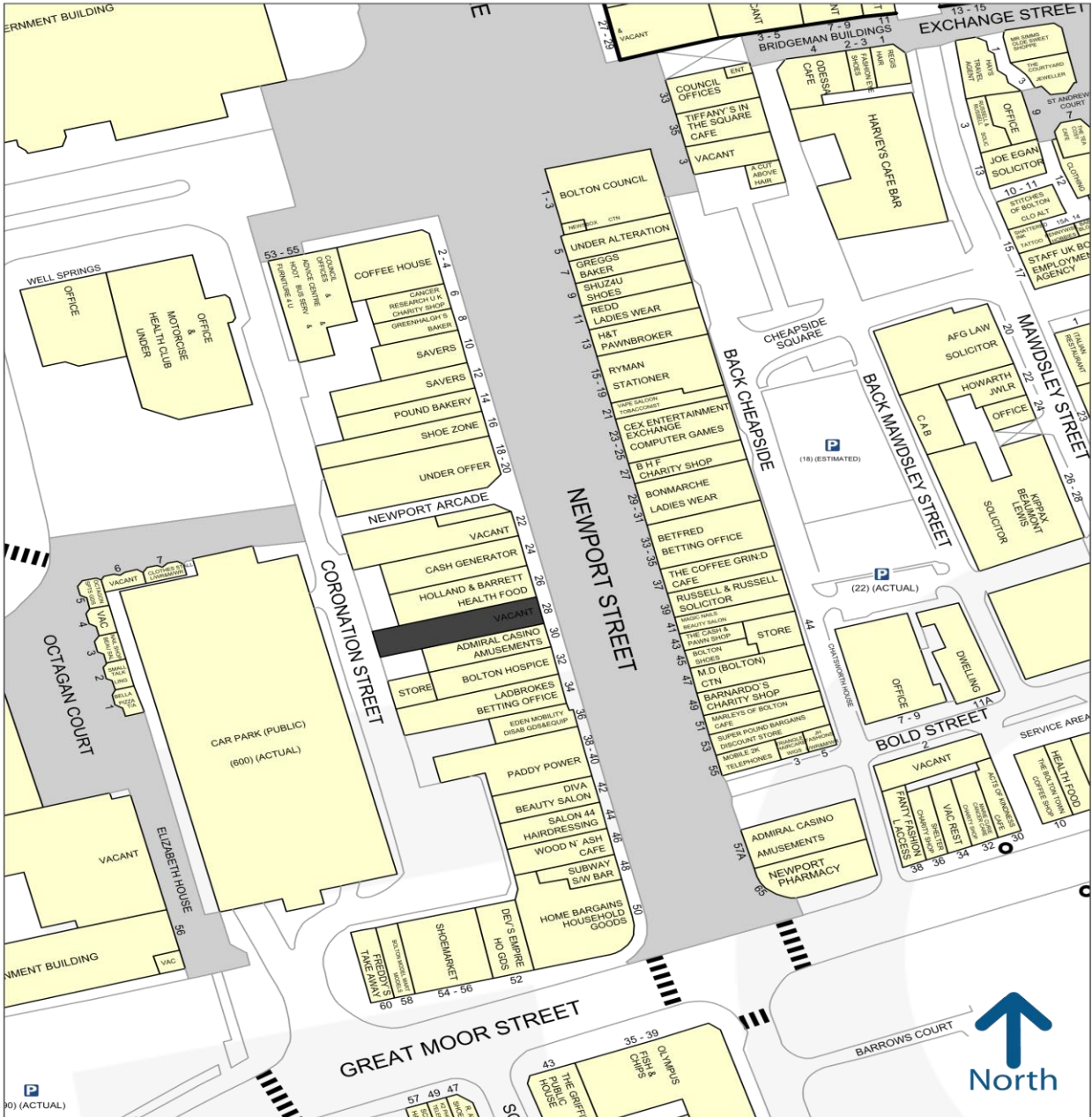
Each party will be responsible for their own legal costs incurred in the transaction.

## 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, 07795 348079 [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or our joint agents Barker Proudlove on 0161 631 2852.



90 (ACTUAL)

50 metres



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