

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**, **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 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.

Legal Costs

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

Photographs and plans

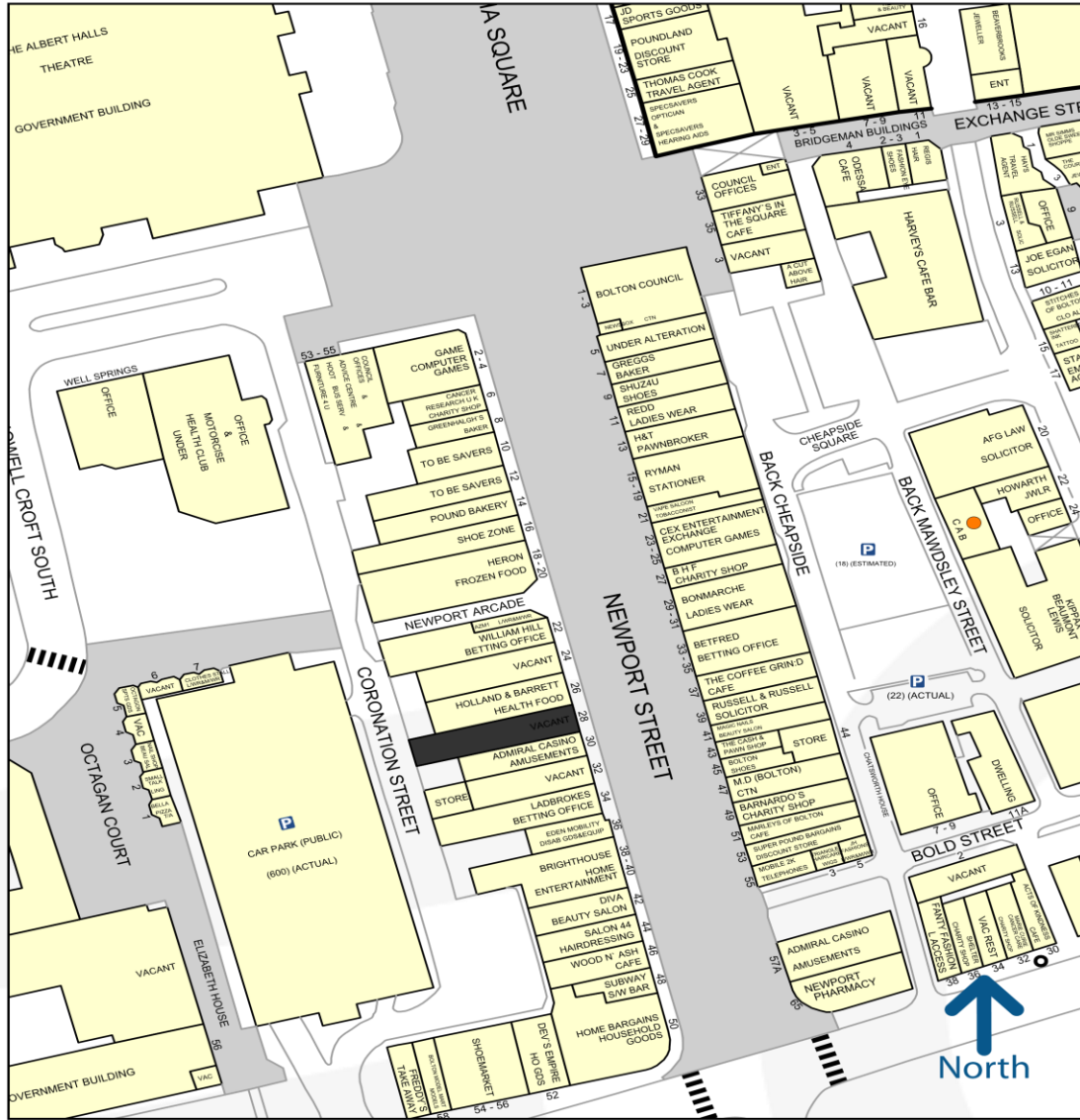
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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.



Bolton



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



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