

BOLTON

**38-40
 Newport Street**

TO LET



Location

The premises are located on the busy, pedestrianised Newport Street in the heart of Bolton town centre. The location has also further benefitted from the relocation of the town's transport interchange to very close proximity.

Occupiers within the immediate vicinity include Home Bargains, Greenhalghs, Savers, Heron Foods and Holland & Barrett.

Accommodation

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

Ground Floor Sales	1,948 sq ft	180.97 sq m
Ground Floor Store	299 sq ft	27.78 sq m
First Floor	797 sq ft	74.04 sq m
Second Floor	454 sq ft	42.18 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 81. 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 £51,000

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

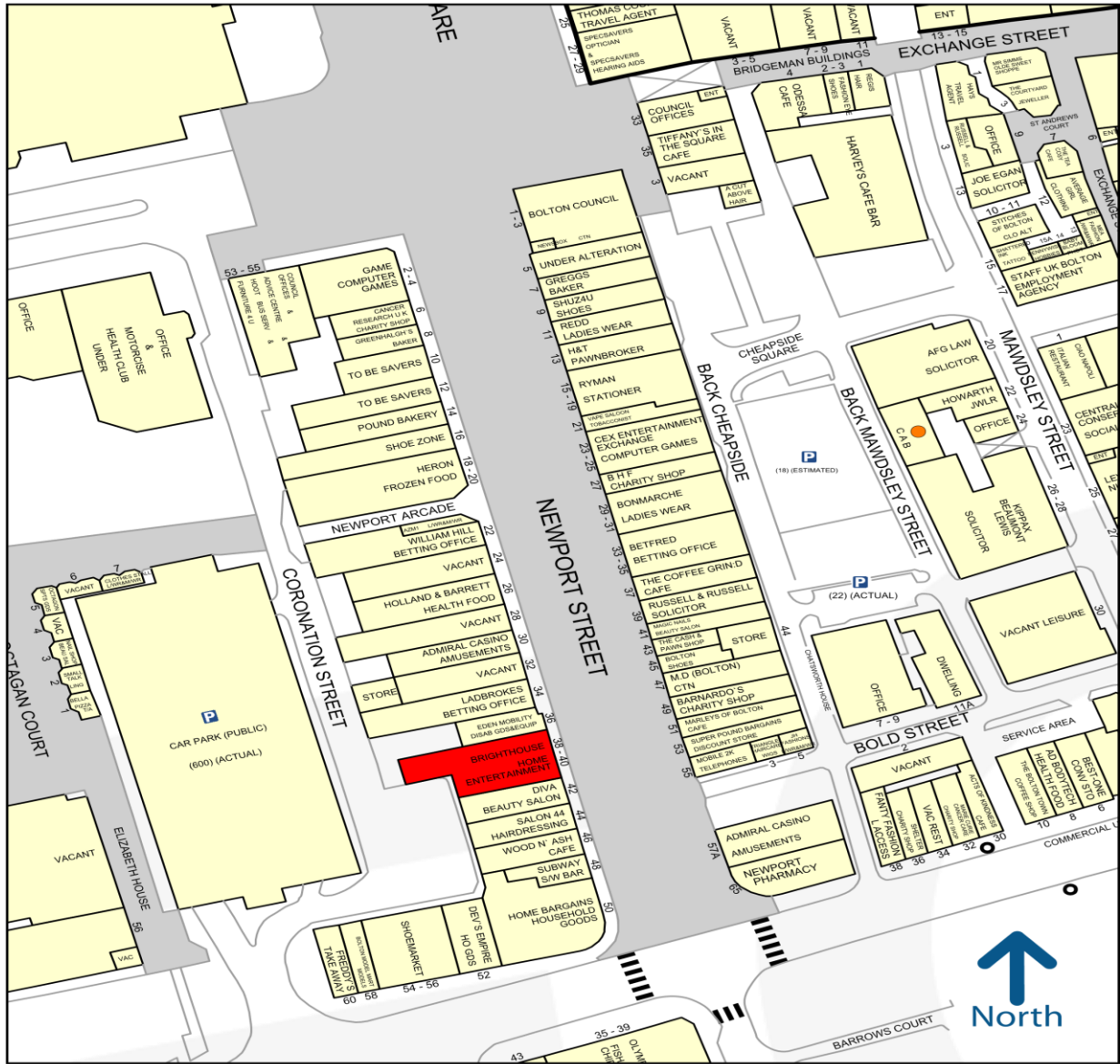
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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.



Bolton



50 metres

Experian Goad Plan Created: 21/05/2020
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