

BOLTON

22 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 **Cash Generator** and other occupiers within the near vicinity include **Home Bargains, Greenhalghs, Holland & Barrett** and **Shoe Zone**. 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:

Ground Floor Sales	1,562 sq ft	145.11 sq m
Ground Floor Staff	124 sq ft	11.52 sq m

Lease

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

Rent

£37,500 per annum exclusive.

EPC

The Energy Performance asset rating is Band C53. 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

The property will need to be re-assessed for rating purposes.

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

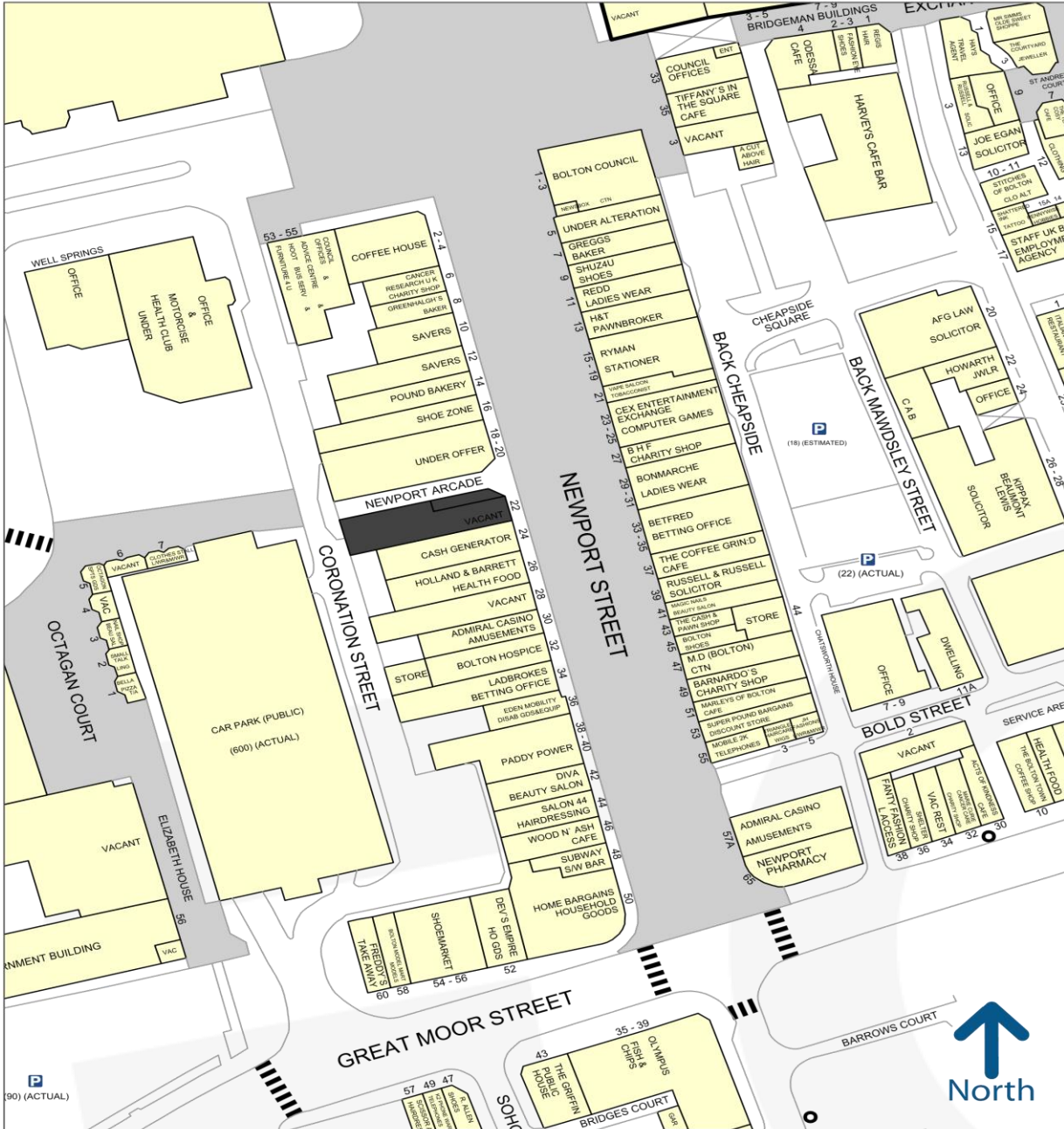
Each party will be responsible for their own legal costs incurred in the transaction.

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 or our joint agents Barker Proudlove on 0161 631 2852.



50 metres
 Experian Goad Plan Created: 21/06/2022
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