

# BOLTON

## 22 Newport Street

### TO LET

GROUND FLOOR RETAIL UNIT  
(Further upper floor office space if required)

#### 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

**FIRST AND SECOND FLOOR OFFICE SPACE OF 1,300 SQ FT CAN ALSO BE INCLUDED SUBJECT TO NEGOTIATION**

#### 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

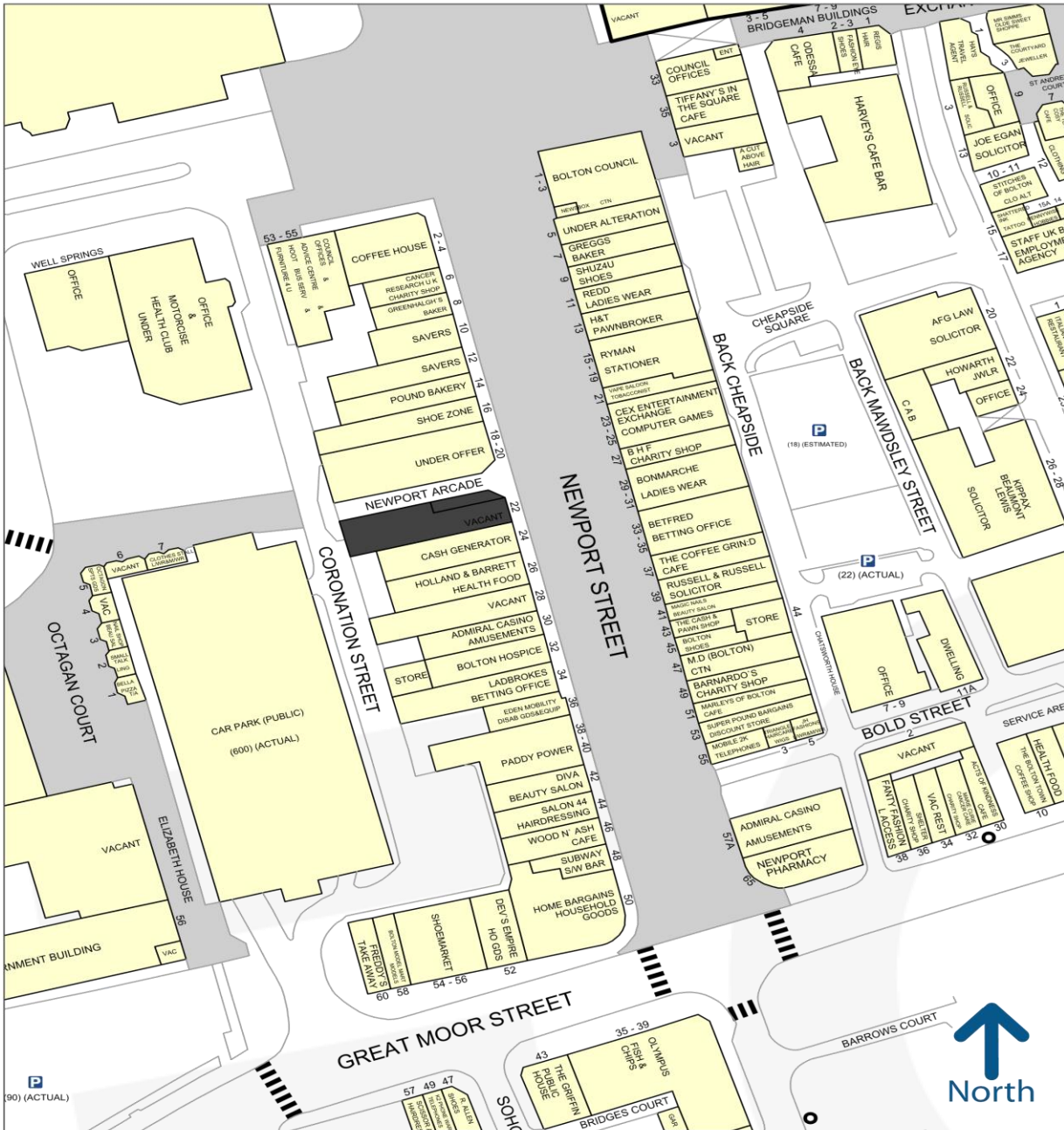
Each party will be responsible for their own legal costs incurred in the transaction.

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



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