

BOLTON

34 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 **Bolton Hospice** and other occupiers within the near vicinity include **Home Bargains**, **Paddy Power** and **Holland & Barrett**. 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	1,392 sq ft	129.3 sq m
Ground Floor Stores	158 sq ft	14.7 sq m
First Floor Ancillary	Not accessible	
Second Floor Ancillary	Not accessible	

Lease

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

Rent

£30,000 per annum exclusive.

EPC

The Energy Performance asset rating is Band B 41.

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 (April 2023) £28,000

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

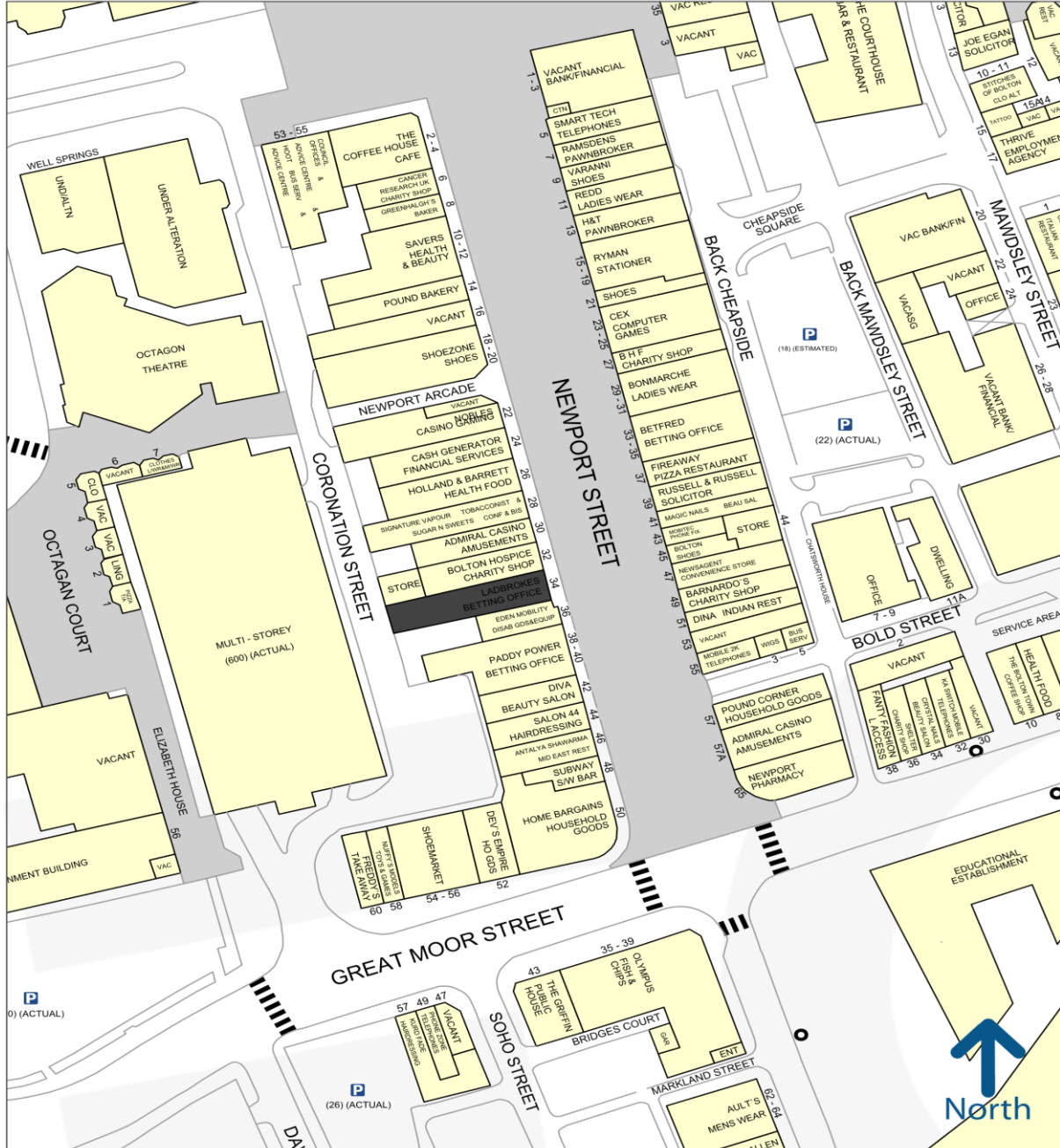
Each party will be responsible for their own legal costs incurred in the transaction.

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: 11/07/2024
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