



To Let - prominent retail/leisure premises

X7 & X8, Market Place, Bolton, Lancashire, BL1 2AL

165 - 386 ft² (15.33 - 35.86 m²)

- Bolton Town Centre's Premier Retail, Leisure and Hospitality Destination
- Opportunity for large outdoor seating area along Knowsley Street subject to separate Pavement license from Bolton MBC
- Suitable for a variety of retail and leisure users
- Pre COVID Annual footfall figures of over 7 million visitors
- 500 Capacity Car Park
- Flexible Terms Available
- Busy location at situated at main bus stop along Knowsley Street

Description

Opportunity to lease premises in a prime retail location at the Market Place. With excellent return frontage to Knowsley Street opposite Halifax Bank and close to Boots, Greggs and H Samuel.

There is a large paved area in front of the unit where rights can be granted to trade externally and provide an out door seating area. The units area available individually or as one.

The unit forms an integral part of the original Victorian Market Hall and Grade II Listed Building of special architectural & historic interest as well as being a Bolton Town Centre Heritage Asset.

Prior consents & approvals will be required to proposed (non structural) shopfit proposals & signage, before implementation.

Location

The unit is available fronting Knowsley Street and one of the entrances to the Market Place. It is considered to be the main retail and leisure destination in Bolton Town Centre. The scheme provides 310,000 sq ft of retail floor space and benefits from 530 car parking spaces.

Occupiers include, Nandos, Boots, Next and JD Sports along with a number of national and local retailers and footfall figures of over 7 million visitors a year.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 15.33 - 35.86 m² (165 - 386 ft²) over the two units. The units can be taken individually or together.

COVID Support

We are advised that recovering after Covid disruptions, there is business growth support, start- up support & recruitment support available.

Further advice & guidance can be obtained from Bolton Economy Officer & Business Growth Hub.

Rent and Lease Terms

The rent will be the greater of a % of turnover or £8,000 per annum exclusive of all other outgoings payable quarterly in advance for a term to be agreed.

Insurance and Service charge is also payable. The current budget for 2021 is £4,000

Planning Use

E class use The unit is suitable for a variety of retail an leisure uses.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

X7 Rateable Value £3,350 X8 Rateable Value £4,450 interested parties are best advised to verify business rates payable with the charging authority. E business rates mailbox: business.rates@bolton.gov.uk

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE
John Fletcher
01204 221 030 - 07855773792
john.fletcher@fletchercre.co.uk

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