



## To Let - Restaurant Premises

Unit Y1, Market Place, Bolton, Lancashire, BL1 2AR

1,513 ft<sup>2</sup> (140.56 m<sup>2</sup>)

- Bolton Town Centre's Premier Retail, Leisure and Hospitality Destination
- Overlooking Prime Retail Pitch and the Main Entrance to the Market Place
- Opportunity for additional space and a dedicated entrance off Knowsley Street subject to terms agreed.
- Suitable for a variety of restaurant and leisure users
- 500 capacity car park
- Flexible terms available
- Pre COVID Annual footfall figures of over 7 million visitors

## Description

The opportunity is to lease an open plan area of the upper Mall which over looks the prime retail space and main entrance of the Market Place it is also opposite the entrance to the Cinema.

The space has previously been used as a restaurant and dining area. There is a food preparation area with a large service/good lift to the basement areas. Here there is further storage and a dark kitchen which can be used for additional food preparation.

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 Market Place Centre ( is considered to be) Bolton Town Centre's premier retail, leisure and hospitality destination. The scheme provides 384,000 sq ft of retail and leisure floor space including the Vaults and benefits from 500 car parking spaces.

Occupiers include Nandos, Boots, Next and JD Sports along with a number of national and local occupiers. The Market Place has pre COVID footfall figures of just over 7 million visitors.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 140.56 m<sup>2</sup> (1,513 ft<sup>2</sup>)

## Rent and Lease Terms

The rent will be the greater of a % of turnover or £25,000 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 £14,065.

## 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

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £22,000 interested parties are best advised to verify business rate payable with the charging authority email [business.rates@bolton.gov.uk](mailto: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](mailto:john.fletcher@fletchercre.co.uk)



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