



## Retail Premises To Let

**New Retail Development , Wigan Road/Horsefield Street, Bolton, Lancashire, BL3 4LT**

**770 - 1,540 ft<sup>2</sup> (71.53 - 143.07 m<sup>2</sup>)**

- Very attractive single story new development
- Located on a prominent main road position
- Close to a number of local amenities
- Large on site car park
- Ready for occupiers fit out
- Main arterial road into Bolton

## Description

Brand New Retail Development with 4 available units located on a prominent main road position on Wigan Road leading from the town centre to the M61 Motorway a Junction 5. It is a popular location with a range of housing and demographics. Neighbours include Co-op supermarket, Boots Chemists, Post Office, Deane Medical Centre and Pharmacy. The anchor convenience store has been let to Heron Foods with adjacent a branch of Greenhalghs Craft Bakery.

Each unit will be handed over as a developers shell requiring all internal fittings. The shop fronts will be supplied by the landlord and the cost charged to the tenants.

It is anticipated completion of the construction works and handover will be in mid 2022.

Benefitting from a large car park / servicing area, preference for restaurant and food users.

## Location

Wigan Rd is a very well connected main arterial road, that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network. It also provides direct access to both Bolton Town Centre and Bolton Train Station is within a 10 minute walk from the subject property.

## Accommodation

The remaining units available are either 770 sq ft each or can be combined to provide 1,540 sq ft units.

## Rent and Lease Terms

Each unit is available at £18,000 per annum exclusive of all other outgoings. Seeking a full repairing and insuring lease for a term certain of 15 years on full repairing and insuring terms.

A modest service charge will be levied for the upkeep and maintenance of the common parts.

## Planning Use

Preference for Restaurant and Leisure uses

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rates to be assessed on occupation.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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