



To Let Retail Premises

37 Newport Street, Bolton, Lancashire, BL1 1NE

1,490 ft² (138.42 m²)

- Fitted out to a modern and contemporary standard
- Ready for immediate occupation
- Located on a busy Pedestrianised Street
- Close to the Town Hall
- Close to Bus and Rail Interchange

Description

The property provides a retail premises currently fitted out as a pizza shop over ground and basement areas. The premises provide a modern and contemporary fit out ready for immediate occupation. Please note the fixture and fittings including the cooking equipment are owned by an asset finance company, separate negotiations surrounding these will need to be conducted once terms agreed.

The ground floor provides a large open plan sales area, with a serving counter. There are x2 W.Cs installed for customers and a separate W.C. for staff. The basement areas provide additional seating space for customers. The unit is secured via an electric roller shutter door.

Location

The property is situated on the pedestrianised section of Newport Street, close to Victoria Square and Bolton Town Hall. There a number of local and national occupiers in the vicinity. The property is in close proximity to several NCP car parks and Bolton bus and train interchange is located within a short walk.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 138.42 m (1,490 ft)

Rent and Lease Terms

£18,000 per annum exclusive of all other outgoings payable quarterly in advance.

The lease will be a new full repairing and insuring lease for a term to be agreed, subject to contract

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £31,000

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE

John Fletcher

01204 221 030

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