

NEIGHBOURHOODS

**NEIGHBOUR-
HOOD.**

**DEVELOPMENT BY
stepplaces**

THE OPPORTUNITY



A unique opportunity to tenant space in a multi-let leisure scheme in the heart of Bolton, comprising ground floor retail units to two apartment blocks.

- A selection of GF units from 37 sq m to 362 sq m
- Flexible terms
- Opposite to the new Elizabeth Park and Bolton Market
- Adjacent to Bolton Town Hall and Le Mans Crescent
- All uses considered
- Located in a vibrant development with landscaped public realm and new homes including 44 three bedroom townhouses and 174 apartments

DESIGN CONCEPT - EXTERNAL



We propose a high quality retail offer, bringing a mix of new retail businesses to this new urban quarter. With the benefit of residents from over 200 new homes on the wider site, plus the regular foot traffic of Bolton Indoor Market, this is an opportunity for a variety of businesses to be part of this new retail destination. The new landscaped public realm in the immediate vicinity makes Neighbourhood one of the most exciting retail opportunities Bolton has to offer.

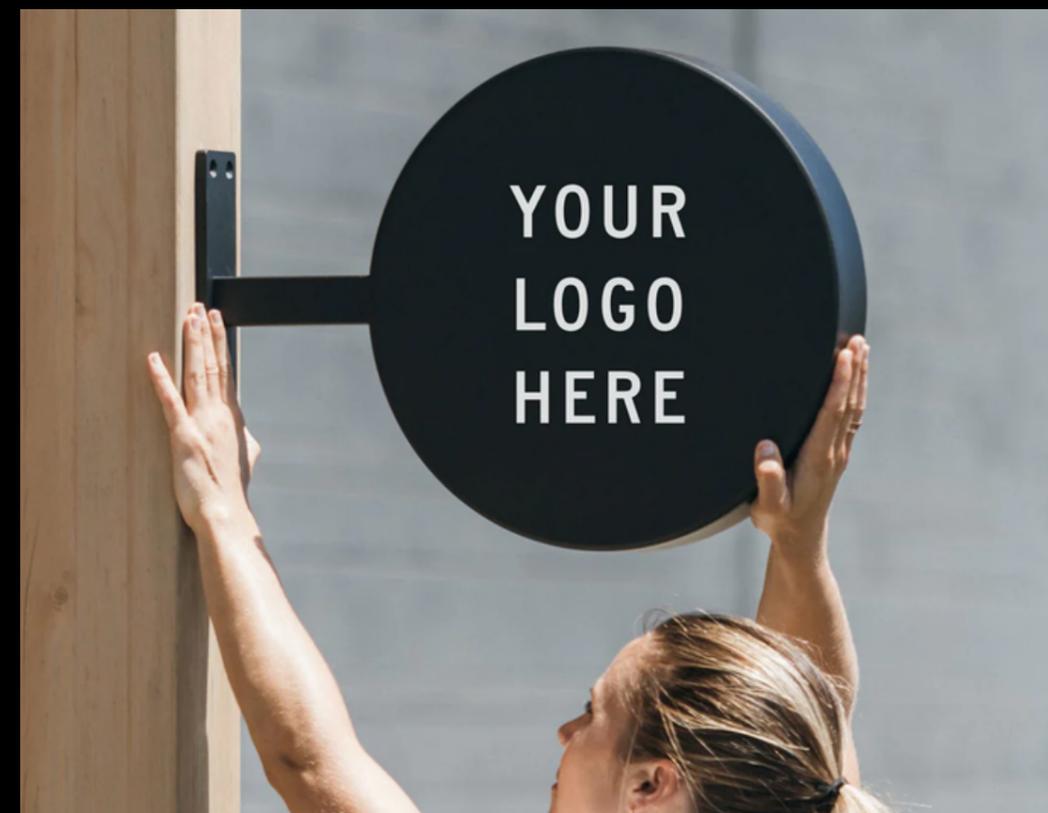


**“WATCH
THIS PLACE”**

DESIGN CONCEPT - SIGNAGE



There are a mix of versatile spaces, opening this opportunity to startups or small businesses who require a modest area, through to large organisations or established businesses to give significant street presence with the possibility of exclusive outside seating areas.



Thirst

Traditional		Specialties	
Espresso	300	Flat White	365
Macchiato	365	Affogato (Served per Summer)	415
Cappuccino	365	Eiskaffee (Germany)	515
Americano	300	Cafe Cortadito (Cuba)	365
Latte	3.85/4.60	Cafe con Leche (Spain)	4.25/4.95
Hot Chocolate	2.50/3.50	Cafe Bombon	4.25/4.95
Cortado (Small/Large)	3.65	Cafe Caramel	4.65/5.35
		Cafe Mocha	4.65/5.35
		Espresso Bombon	3.75
Coffee Flight (Three cups)	7.25		
Cold Brew		*Add Ons & Subs	
Nitro Tapped	410	Honey/Agave	+.50
Iced Coffee	3.60	Extra Shot Espresso	+.100
		Non-Dairy	+.100
Brewing Methods		Breve	+.100
Vac Pot	8.00	Almond	+.100
French Press	7.00	Soy	+.100
Pour Over	3.50	Caramel	+.75
Chemex	8.00	Mocha	+.75
Box o Joe	18.00	Vanilla	+.50

Try Your Favorite local!

BLIND TIGER
COFFEE ROASTERS

Hunger

Soups	Salads
Sandwiches	Pastries

BLIND TIGER

Beer

On Tap!

BLIND TIGER



**"OUR BRAND,
YOUR IDENTITY"**

CONNECTIVITY



Direct access to

M6

Close to

M62



A 7 minute walk to Bolton Train Station

Direct access to Manchester City Centre

Lake District



Numerous bus routes connect the scheme to the rest of Bolton



Home to major events within Bolton

Bolton Food & Drink Festival

Christmas Markets

Bolton Wanderers FC

Iron Man UK



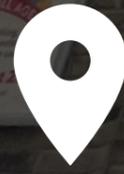
Thriving leisure and retail offers

Bolton indoor market

Market Place

Shopping Centre

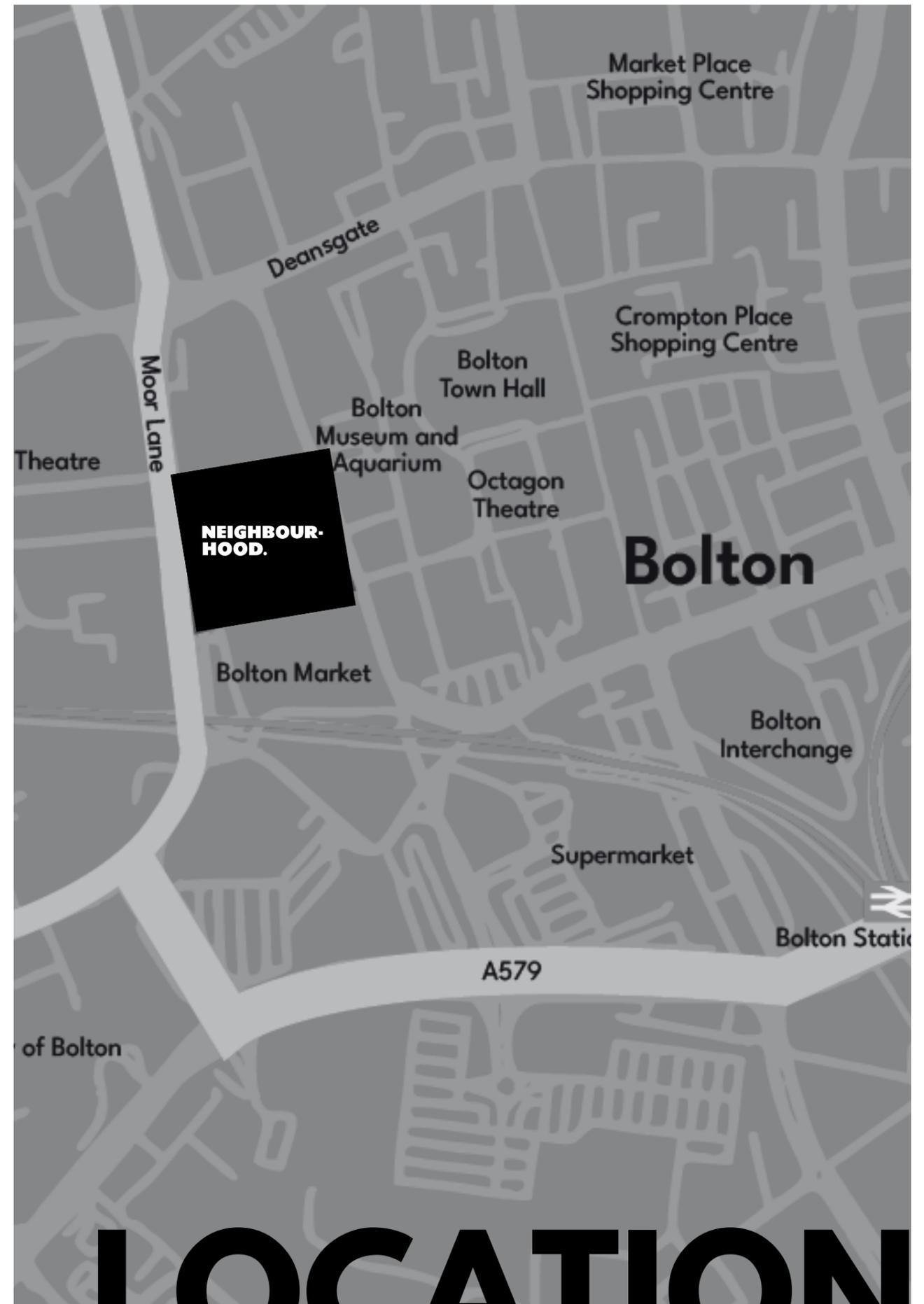
Octagon Theatre



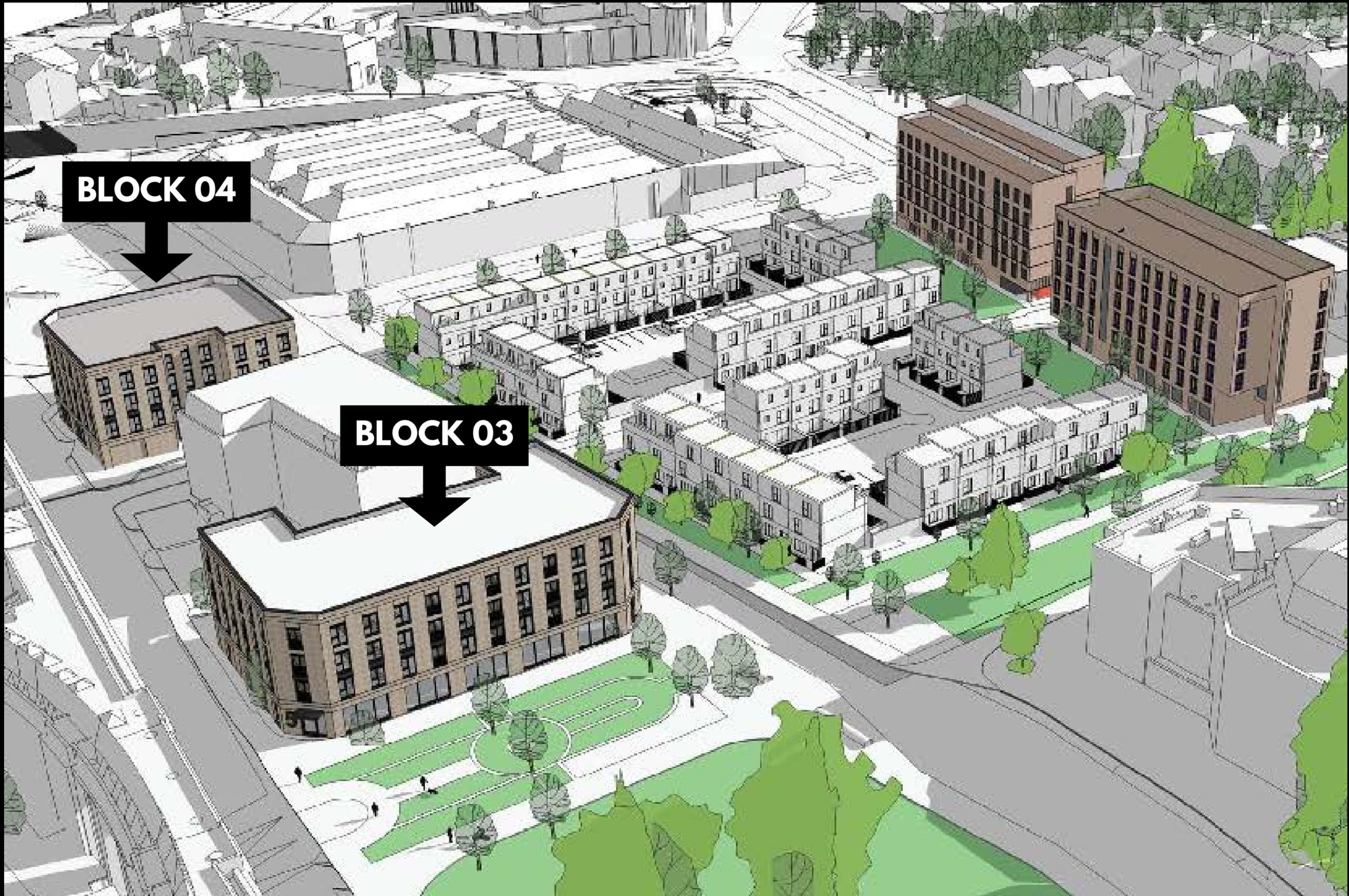
Located in the heart of Bolton town centre



Bolton has firmly established itself as a thriving town centre full of independant retailers



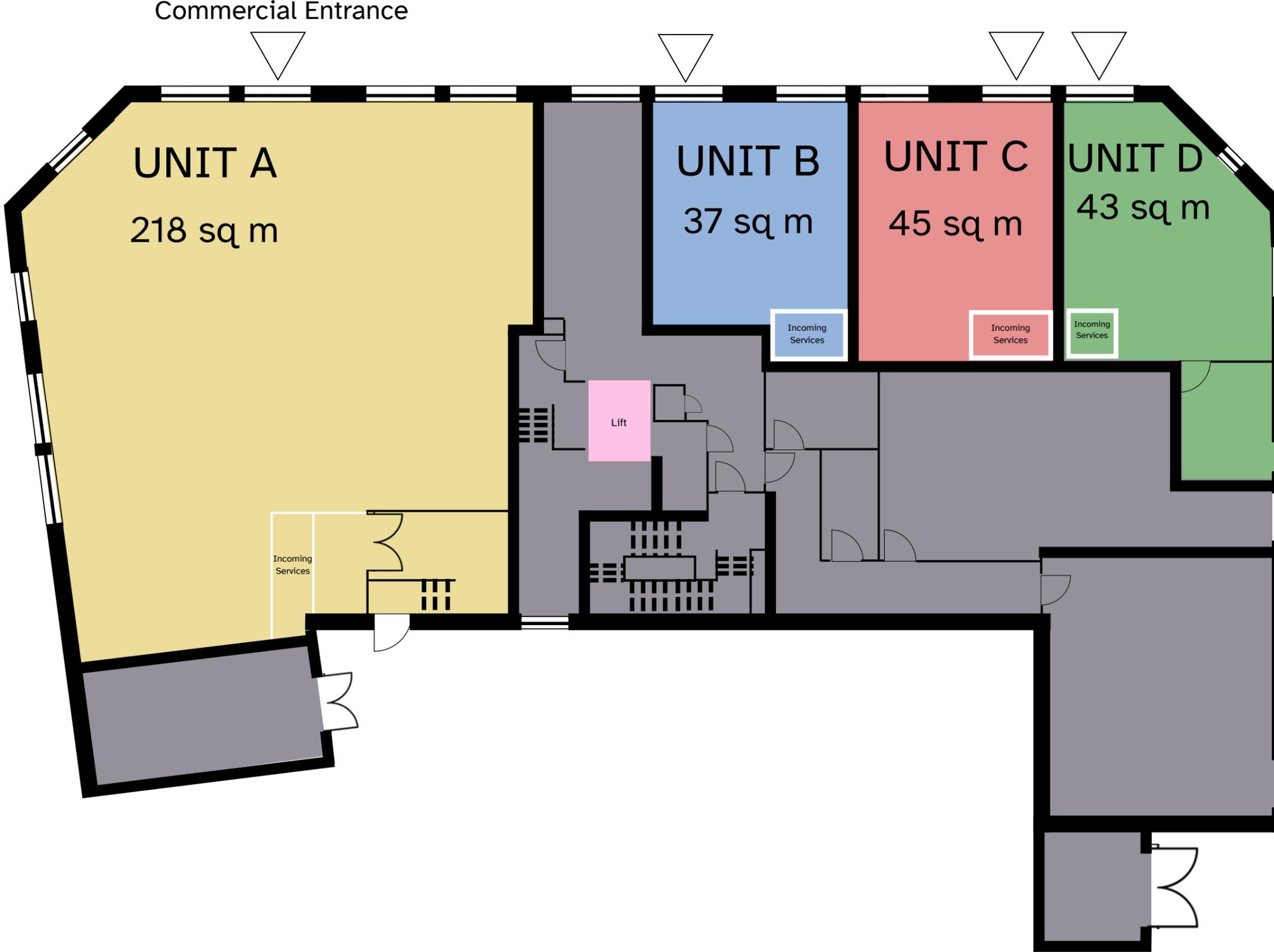
LOCATION



BLOCK 04

BLOCK 03

THE PLANS - BLOCK 03



THE SPACES - BLOCK 03

Unit A - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout

Unit B - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout

Unit C - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout

Unit D - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout



**Size:
218 sq m**



**Size:
37 sq m**



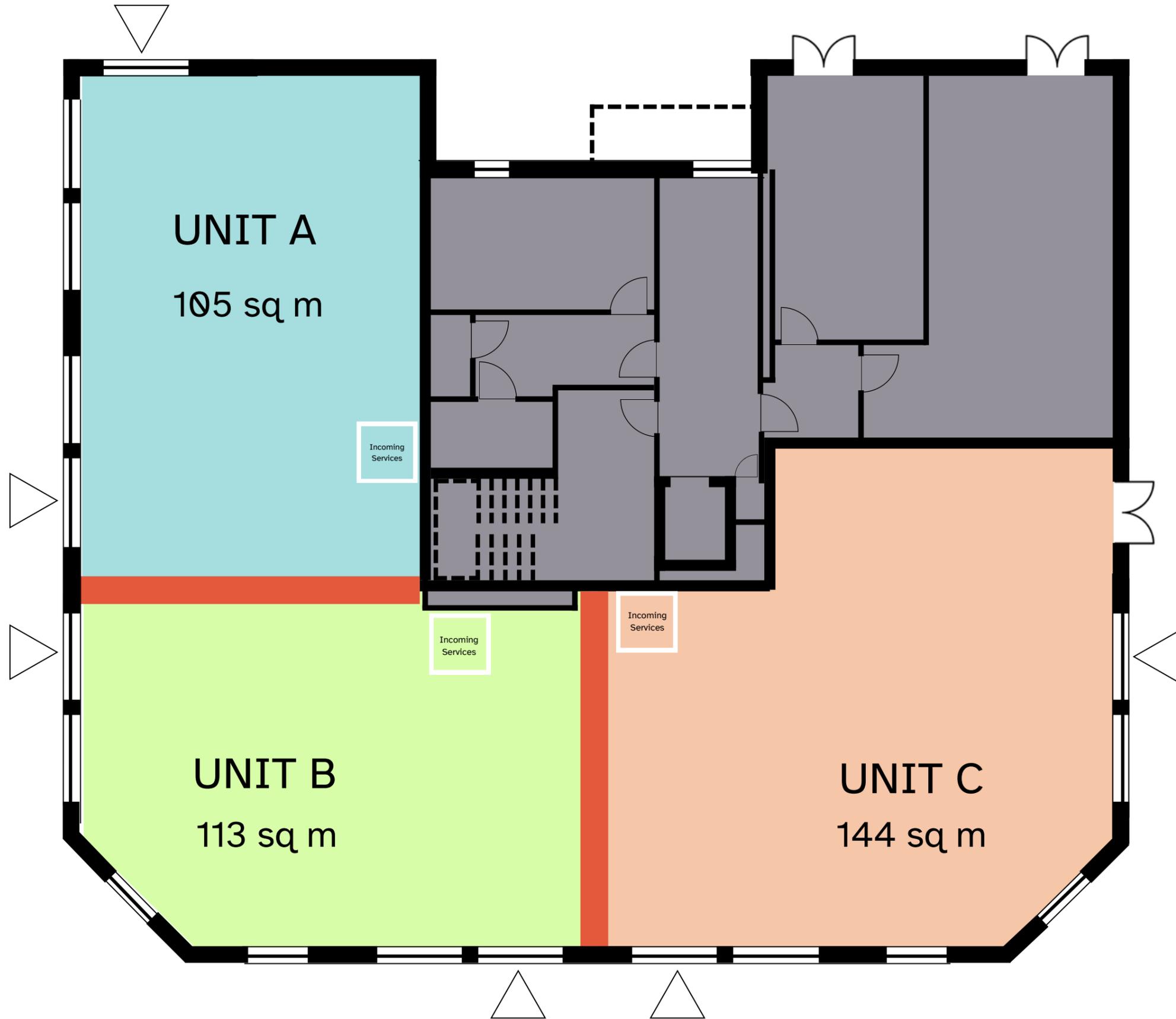
**Size:
45 sq m**



**Size:
43 sq m**

THE PLANS - BLOCK 04

Commercial Entrance



THE SPACES - BLOCK 04

Unit A - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout

Unit B - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout

Unit C - Amenities

- Shell & Core
- Connections to electricity, water, drainage & gas
- Ready for tenant's fitout



**Size:
105 sq m**



**Size:
113 sq m**



**Size:
144 sq m**

BLOCK 03

Unit	Size (sq m)	Description
A	218	Shell & core
B	37	Shell & core
C	45	Shell & core
D	43	Shell & core

BLOCK 04

Unit	Size (sq m)	Description
A	105	Shell & core
B	113	Shell & core
C	144	Shell & core

All available units on the scheme benefit from street frontage and full height glazed frontage. Black & White signage on all fronts with a 'tell your story' light box.

AVAILABILITY

NEIGHBOURHOOD.

NEIGHBOURHOOD.

AGENT:



stepplaces

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