



## To Let Ground Floor Retail Premises

Unit A, 26-28 Bradshawgate, Bolton, Lancashire, BL1 1DG

1,100 ft<sup>2</sup> (102.19 m<sup>2</sup>)

- Prominent Town Centre Location
- Close to Deansgate and Churchgate
- Potential for a variety of uses subject to planning
- Flexible terms available



## Description

The subject property is located on a prominent main town centre road in Bolton Town Centre, close to the new redevelopment scheme. The ground floor retail unit is a Grade II listed building which was the former Flying Flute. With lots of potential it can be used for a variety of uses such as retail, office or showroom space. It is a long rectangular unit which is open plan, there is also w.c. The property is ready for immediate occupation.

## Location

The subject property is located in a prominent position on Bradshawgate, one of the principle roads leading through Bolton town centre. The property has great transport links with the A666 St Peters Way providing access to the M61 and ultimately the national motorway network.

A range of amenities are provided in the nearby vicinity including the newly developed rail and bus station, retail facilities and public car parking.

Bradshawgate is popular with both Bars and Nightclubs and is the main area of activity on an evening.

## Accommodation

We have been provided with the floor areas by the client and we understand the property provides 58.53 m (630 ft) of accommodation.

## Rent and Lease Terms

£7,500 Per annum exclusive of all other outgoings payable monthly in advance.

The premises are held on full repairing and insuring lease terms for a term to be agreed.

## Planning Use

Use Class E - It may be suitable for alternative uses subject to the necessary planning consents.

Uses which involve the sale of alcohol will not be permitted.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £11,250

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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Info@fletchercre.co.uk

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