



To Let Cafe Premises within Queens Park

Queens Park Cafe, Park Road, Bolton, North West, BL1 4RU

1,184 ft² (109.99 m²)

- Set within Queens Park
- On site parking via Queens Park car parks
- Equipped kitchen and food preparation area
- Out door seating area available
- Ready for immediate occupation.

Description

A large detached Cafe/Coffee shop premises situated within the grounds of Queens Park, Bolton. The premises is available and is ready for immediate occupation. The property has both indoor and outdoor seating and is complete with an equipped kitchen and food preparation area.

The property also provides a large room to the rear of the property which could be used for a variety of uses including additional seating or private hire function space for events or meetings. There are also male and Disabled W.C.s

It provides a secure roller shutter. It is only to be used as an Cafe premises. Our clients are seeking experience and established operators to lease this opportunity new start up businesses will not be considered.

Location

Situated within Queens Park, Bolton, adjacent to Park Road, the unit is well placed for the local amenities and close to both Bolton School and Bolton University.

It is also close to the public car parks of Queens Park, along with a number of offices along Spa Road, including Atria and the Technology Exchange.

Accommodation

We understand the premises extends to a total of 1,184 sq ft of accommodation on a Gross Internal Area Basis

Rent and Lease Terms

£6,000 Per annum exclusive of all other outgoings and payable monthly in advance.

The lease is available by way of a full repairing and insuring lease for a term to be agreed.

Our clients are seeking established operators with experience operating similar properties.

Planning Use

The use is for a Cafe/Restaurant premises which serves the park and the surrounds.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

info@fletchercre.co.uk

01204 221 030



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