



## TO LET - Self contained ground floor retail units

**56-58 Bridge Street, Bolton, Lancashire, BL1 2EG**

**671 - 1,385 ft<sup>2</sup> (62.34 - 128.67 m<sup>2</sup>)**

- Suitable for a variety of uses
- Self contained retail units
- Prominent Corner position
- Close to Town Centre amenities such as The Market Place Shopping Center and car parks

## Description

The subject property comprises of two recently renovated retail units and is situated on the prominent Bridge Street in Bolton Town Centre.

The units are available in shell condition ready for tenant fit out and are inclusive of water bills on a fair use policy.

**Unit 1** comprises a communal entrance with electric shutter door, retail area

windows to the side elevation, kitchenette and small W.C. to the rear.

**Unit 2** comprises communal entrance with electric shutter door,

spacious retail area with window frontage, small kitchenette and W.C.

Excellent transport links, close to other local and national retailers and local amenities, would suit a variety of businesses.

## Location

The property is situated on the corner of Bridge Street and Bark Street East close to one of the entrances to the Marketplace the prime Retail and Leisure destination in Bolton Town Centre. It has great access to the A(666) which in turn connects to the national motorway network. It also has good access to the local road network including Topp Way, Chorley New Road, Folds Road and Blackburn Road.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 671 - 1,385 ft<sup>2</sup> (62.34 - 128.67 m<sup>2</sup>).

## Rent and Lease Terms

£7,200 - £15,600 Per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on full repairing and insuring lease for a term to be agreed.

## 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

Unit 1 Current rateable value (1 April 2023 to present)  
£5,500

Unit 2 Current rateable value (1 April 2023 to present)  
£5,400

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
Mrs Kim Fletcher  
Kim.fletcher@fletchercre.co.uk

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