



To Let - Restaurant Premises

4 Mawdsley Street, Bolton, Lancashire, BL1 1LF

3,885 ft² (360.92 m²)

- Well established premises
- Located close to a number of restaurants and bars
- Close to the Crompton Place Regeneration Zone
- Ready for Immediate Occupation
- Located in a Character Building

Description

Opportunity to lease the ground floor and basement of this Grade II listed former County Court building, it offers a prime opportunity for restaurant use in the heart of Bolton Town Centre. Extending to approximately 3,885 sq ft, the space was most recently occupied by a well-established bar operator for seven years and is now available to let on a new lease.

The building boasts period character and prominence, ideal for a distinctive dining venue. Located just a short walk from Bolton University and the Bus/Rail Interchange, it also benefits from its proximity to the Crompton Place regeneration scheme, a major redevelopment project set to transform the surrounding area.

This is a rare chance to secure space within a landmark building in a fast-improving town centre location.

Location

The subject site is located on Mawdsley Street in Bolton Town Centre close to Nelson Square, The Crompton Place and Great Moor Street.

The property is within easy walking distance of town centre amenities including The Market Place shopping centre, and the famous Bolton market which recently underwent a £4 million refurbishment. The recently redeveloped Bolton Transport Interchange and University of Bolton's Institute of Management building are also both situated close to the property. Finally it is opposite the proposed Crompton Place Redevelopment Zone, presenting a key opportunity to be close to a key regeneration zone in the Town Centre.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor - 3,885 sq ft

Rent and Lease Terms

£35,000 Per annum, payable monthly in advance and exclusive of all outgoings.

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

Planning Use

For use as a restaurant only.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £15,500

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk



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