



TO LET - Prominent Town Centre Retail Premises

24 , Corporation Street, Bolton, BL1 2AN

721 ft² (66.98 m²)

- Town Centre Location
- Close to the entrance of the Market Place Shopping Centre
- Within an area of good footfall
- Close to a number of national occupiers
- Open plan retail accommodation with ancillary basement space

Description

The subject property comprises a prominently positioned retail premises located within Bolton Town Centre.

The ground floor offers an open-plan retail area, providing flexible accommodation suitable for a range of uses. The basement level features ancillary accommodation, including a kitchen and W.C. facilities, along with additional open-plan space that can be utilised for storage or further operational needs.

A service access road is situated to the rear of the property, allowing for convenient drop-off and delivery arrangements.

The premises are fitted with suspended ceilings incorporating inset lighting, laminate flooring throughout, and a fully glazed shopfront, enhancing visibility and natural light. Its proximity to the Market Place Shopping Centre makes the property well-suited to a variety of retail operators seeking a town centre location.

Location

The subject property is situated in a prominent position on Corporation Street, a popular shopping parade in the heart of Bolton town centre in the pedestrianised area opposite the Market Place which includes a mix of national retailers such as Next, Hotel Chocolate and Primark.

The property is in close proximity to the Market Place car park and Bolton train station is located within a 10-minute walk.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on net internal area basis 721 ft² (66.9 m²)

Rent and Lease Terms

£12,000 Per annum

A new 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 is applicable at the prevailing rate

Business Rates

Rateable Value £9200 (Small business rates relief may be applicable)

Viewing

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

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