



## To Let - Ground floor retail Units

**35-41 Bradshawgate, Bolton, Lancashire, BL1 1QD**

**1,001 - 1,550 ft<sup>2</sup> (92.99 - 144 m<sup>2</sup>)**

- Two retail units available to Let
- Prominent corner position along Bradshawgate
- Would suit a variety of uses
- Close to town center shops and bus / rail interchange

## Description

Two ground floor retail units located on a prominent main road in Bolton Town Centre, close to the new redevelopment scheme. With lots of potential the units can be used for a variety of uses such as retail, office or showroom space. The property is in a shell condition and can be combined to provide a larger unit. The units require some separation work if split into two units but if not it 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

Unit 1 extending to approximately 144 sq. m (1,550 sq. ft)

Unit 2 approximately 93 sq. m (1,001 sq. ft)

Total - 241 sq. m (2,551 sq ft)

## Rent and Lease Terms

Unit 1 - £18,000 per annum

Unit 2 - £16,000 per annum

Combined £30,000 per annum.

The rent will be paid monthly in advance and exclusive of all other outgoings.

The lease will be held on a 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

Business Rates may be applicable subject to future uses, we would suggest interested parties contact the rates department of Bolton MBC or the Valuation office Agency (VOA) for further information.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030

[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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