



## To Let - Commercial premises set over three floors

**36-38 Bradshawgate, Bolton, North West, BL1 1DG**

**12,314 ft<sup>2</sup> (1,143.97 m<sup>2</sup>)**

- Grade II Listed Town Centre Premises
- Fully fitted to a high specification
- Suitable for a variety of uses
- Preference for food operators
- Prominent position along Bradshawgate

## Description

Former Yates Wine Lodge set in prominent Town Centre location. The Grade II listed property is set over three floors and would be ideally suited to Restaurant use.

The property is fully fitted although may required the installation of a commercial kitchen if there is a consideration for a restaurant use. The property can not be used for the sale of alcohol unless food is offered and accounts for a large proportion of the turnover. Alternative uses may also be considered subject to the necessary planning consents.

## 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

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides a total of 12,314 sq ft over basement, ground and 1st floors

## Rent and Lease Terms

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

Depending on the covenant strength of the proposed occupier a deposit equivalent to 3 months rent may also be required and be held for the duration of the term.

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

## Planning Use

Sui Generis - Public House.

The preference is for an alternative use and therefore a change of use may be required.

The property is Grade II listed and any alterations may required listed building consent.

## EPC

A copy of the EPC is available on request.

## VAT

VAT May be applicable at the prevailing rate

## Business Rates

Rateable Value £80,000

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

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

01204 221 030

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