



## To Let - Ground Floor Retail Units

Neighbour-Hood, Ashburner Street, Bolton, North West, BL1 4TH

538 - 861 ft<sup>2</sup> (50 - 80 m<sup>2</sup>)

- Selection of ground floor units
- Flexible terms
- Located in the heart of Bolton
- High quality retail units

## Description

A unique opportunity to tenant space in a multi-let leisure scheme in the heart of Bolton, comprising ground floor retail units. A selection of ground floor units from 50 sq m to 80 sq m, offering flexible terms. High quality retail units located in a vibrant development with landscaped public realm and new homes, the new urban quarter will benefit from the new residents on the wider site, plus the regular foot traffic of Bolton Indoor Market, this is an opportunity for a variety of businesses to be part of this new retail destination. All uses considered, the neighbourhood one of the most exciting retail opportunities Bolton has to offer

## Location

Located in the heart of Bolton Town Centre, Opposite to the new Elizabeth Park and Bolton Market and Adjacent to Bolton Town Hall and Le Mans Crescent. With direct access to the M6 and close to the M62, a 7 minute walk to Bolton Train Station which also provides direct access to Manchester City Centre and the Lake District. Numerous bus routes connect the scheme to the rest of Bolton.

## Accommodation

The units range in size and can be combined to accommodate larger requirements

## Tenure

Leasehold

## Rent

£7532 - £12,054 Per annum

## Planning Use

Use Class E- Retail, Office and Medical use subject to the necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be applicable at the prevailing rate

## Business Rates

To be assessed upon occupation for further information please contact the rates department of Bolton Council

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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