



To Let Prominent Retail Premises in Prime Town Centre Location

46-48 Deansgate, Bolton, Lancashire, BL1 1BH

5,074 - 7,554 ft² (471.37 - 701.77 m²)

- Prime Corner Position
- Close to the entrance of the Market Place
- Surrounded by key retailers
- Suitable for a variety of uses
- Close to Key Town Centre Intervention areas which are currently under construction

Description

The opportunity is to lease the Ground Floor and First Floor of the impressive former Banking Hall on a prominent and prime Town Centre location on the corner of Deansgate and Market Street. The Grade II listed premises, provide a entrance off Deansgate leading to a large open banking hall arcaded by giant columns, and with enriched plasterwork to walls and paneled ceiling. Top lit with stained glass in roof lights.

The ground floor has a series of glass and stud wall partitioned offices beneath a mezzanine area with runs along the internal perimeter of the building. The property is suitable for a variety of uses, including retail, leisure, office and medical uses. The building also has a 2nd Floor and basement area, which benefit from their own access points these are currently not included in the demise but can be incorporated if an occupier requires them. The property benefits from disabled access off the main entrance. Along with lift access to all floors.

Location

The subject property occupies a prime pitch on Deansgate, with return frontage onto Market Street. Close to the entrance of the Market Place nearby retailers include, Superdrug, TSB, EE, Skipton Building Society, Waterstones, Greggs and Subway.

It is also close to a number of key intervention areas which are currently under construction including Place First's Central Street Development. by the end of 2024 it is anticipated over 1,000 new residents will be living in the Town Centre following the completion of these developments.

Accommodation

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

Ground Floor: 5,074 sq ft (471.40 sq m)

First Floor: 2,476 sq ft (230.00 sq m)

Total: 7,500 sq ft (701.4 sq m)

Rent and Lease Terms

Seeking £45,000 Per annum for the ground and first floors. Rent payable quarterly in advance and exclusive of all other outgoings.

Depeding on which space is demised the lease may be taken on either full repairing and insuring terms or internal reaping and insuring terms. A service charge provision may also be applicable subject to the demise leased to the occupier.

Planning Use

A former bank the property will come under use class E. For those uses outside of use class E a change of use may be required. We would recommend interested parties make their own investigations in this regard.

The property is Grade II listed under listed entry reference 1388030

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

The current Rateable Value for the building is £141,000

If the premises are split it is likely the rates will be reassessed upon occupation. We would recommend parties undertake their own investigations in this regard.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher

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