



## Prominent Retail Premises To Let

**Retail Unit, 97A Derby Street, Bolton, Lancashire, BL3 6HH**

**750 ft<sup>2</sup> (69.68 m<sup>2</sup>)**

- Highly Prominent Retail Premises
- Unit to be refurbished and shop front installed.
- Close to the University
- Ready June 2026
- Suitable for a variety of uses

## Description

The subject property is a ground floor mid terrace retail unit, situated in the highly visible location at the Corner of Derby Street and Fletcher Street in between Subway and National Windscreens. The unit is due to be refurbished and a new shop frontage installed and in a shell condition ready for occupiers fit out in February 2026. The premises will provide an open plan sales area and rear storage and W.C.s This highly prominent unit will be suitable for class E use.

## Location

The subject property is located in a prominent position near the junction of Derby Street and Fletcher Street / College Way in Bolton, in-between Subway and National Windscreens. Situated in a local shopping area, it is close to a number of local and national retails such a Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property.

Derby Street is a very well connected main arterial road that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network. It also provides direct access to both Bolton Town Centre and Bolton Train Station is within a 10 minute walk from the subject property.

## Accommodation

We understand the unit will provide 750 sq ft of accommodation once the refurbishment works have been carried out.

## Rent and Lease Terms

£18,000 Per annum payable monthly in advance and exclusive of all other outgoings.

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

## Planning Use

Use Class E - Retail..

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Business Rates will 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  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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