

38

BRIDGE STREET

38 Bridge Street, Bolton
Lancashire BL1 2EH

To Let/May Sell

**Large Retail
Premises**

Suitable for a variety of uses

26,522 ft² (2,463.89 m²)

Will split on a floor by floor basis

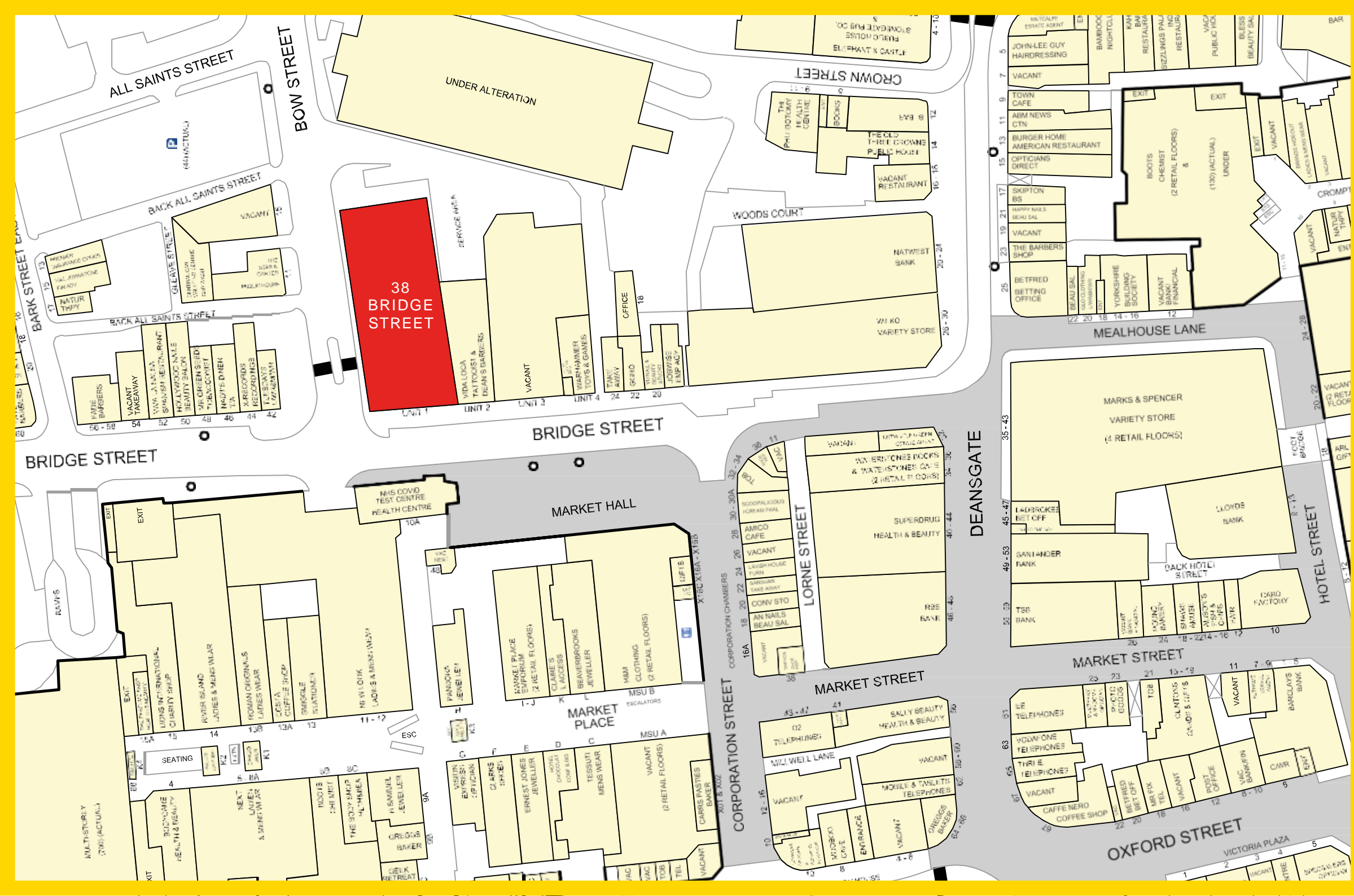


Location

The property is well positioned situated in a prominent corner of Bridge Street and Bow Street directly opposite one of the entrances to the Marketplace the prime Retail and Leisure destination in Bolton Town Centre.

The property has great access to the A(666) which in turn connects to the national motorway network. It also has good access to the local road network including Topp Way, Chorley New Road, Folds Road and Blackburn Road.





Description

The subject property is a large two storey retail premises which has previously been let to Argos. The ground floor provides a large retail showroom/sales area with a rear loading and unloading areas. The first floor provides a large open space which can be used for bulk retail storage. The ground floor has the benefit of single dock level loading to the rear of the property with an electric roller shutter. There is a large goods lift and x2 conveyer belt systems connecting the first floor to the group floor. Each floor has the benefit of a floor to ceiling height of 5.6m.

It provides an excellent opportunity for the property to be used as a showroom or retail premises which can also be used for bulk distribution, it could also be used for leisure uses given the large open plan areas and positioning in the Town Centre.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice Edition on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	12,205 sq ft	1,133 sq m
First Floor	14,317 sq ft	1,330 sq m
Total	26,522 sq ft	2,463 sq m

Floors can by let on a floor by floor basis.



Further Information

Tenure

We understand the property is held on a Long Leasehold basis with a ground rent payable, further information can be provided upon request.

Rent and Lease Terms

£135,000 Per annum payable quarterly in advance exclusive of all other out goings.

The lease will be on full repairing and insuring terms for a term to be agreed. Subject to contract.

Price

A sale of the Long Leasehold interest may be considered further details can be provided upon request.

Planning Use

Use Class E- Alternative use may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

Business Rates

Rateable Value £86,000.

Viewing

Viewing by way of appointment through the joint agents:



John Fletcher
01204 221 030

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Jonathan Newns
07796 686 469

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