

# To Let - **Under Offer**



## **Bolton**

Unit 6, The Valley Leisure Park, BL1 8TS

Ground Floor: 7,384 sq ft (686 sq m)

Rent on Application

MAY SUIT ALTERNATIVE USE

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**Location & Description:**

- **The Valley Leisure Park provides a modern leisure park situated approximately 2 miles from Bolton town centre, located off the A666 Blackburn Road, one of Bolton's main arterial routes in a densely populated area.**
- **The Valley is anchored by Cineworld cinema and Nuffield Health and Fitness along with a significant amount of new residential development around the site.**
- **The premises comprise a former restaurant unit arranged over ground and first floors.**

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**Demise:**

Ground Floor 7,384 sq ft (686 sq m)  
First Floor 2,691 sq ft (250 sq m)

**Rent:**

Available upon application.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge stands at approximately £13,768.

**EPC:**

Energy Performance Rating Assessment - C.

**Legal and professional fees:**

Each party to bear their own fees.

**Rating Assessment:**

Rateable Value (April 2023) - £51,000.

**Date Prepared:**

April 2024

**Contact Us:**

**Gary Crompton**

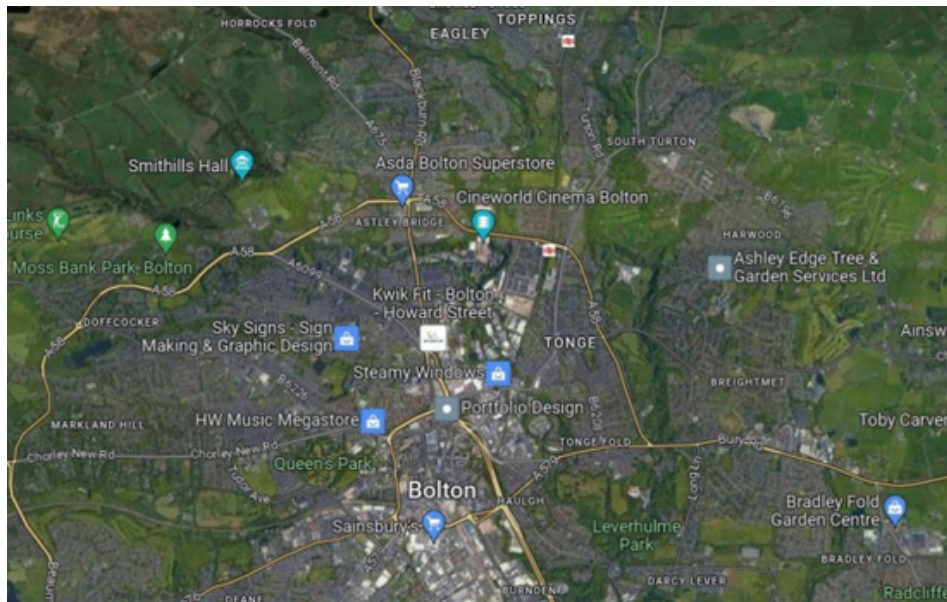
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