



barkerproudlove
retail property consultants

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RETAIL PARK PROPERTY / CLASS E

Unit 6 The Valley Leisure Park, Bolton BL1 8TS



Rent/Price: On application

Ground Floor Area

7,384 Sq ft / 686 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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MAY SUIT ALTERNATIVE USE

Location:

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.

Accommodation:

The premises comprise a former restaurant unit arranged over ground and first floors with the following approximate areas:

Demise:	Sq Ft	Sq M
Ground Floor	7,384	686
First Floor	2,691	250

Rent:

Upon application

Tenure:

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £51,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £13,768.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

August 2023

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