



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY/ CLASS E

46-48 Deansgate, Bolton, BL1 1BH



Rent: £75,000 pax
Total Floor Area
7,500 Sq ft / 701.4 Sq M

**TO
LET**

Viewing strictly through the sole agent.

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Location

Bolton is located on the outskirts of Greater Manchester, approximately 12 miles North of the city centre. The town benefits from excellent road links and sits between the M61 to the west, M66 to the east and M65 to the North. The town has a strong commuter population with a direct rail link between Bolton and Manchester Victoria in roughly 25 minutes.

The subject property occupies a prime pitch on Deansgate, with return frontage onto Market Street. Nearby retailers include, Superdrug, TSB, EE and Waterstones.

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 and lift access to all floors.

Rent

£75,000 per annum exclusive for the ground and first floors. Rent payable quarterly in advance and exclusive of all other outgoings.

Tenure

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

Accommodation

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	5,074	471.40
First Floor	2,476	230.00
TOTAL	7,500	701.40

Business Rates

The premises currently has a Rateable Value of £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.

For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

Planning

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

Energy Performance Asset Rating - Available on request.

Legal Costs

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

VAT

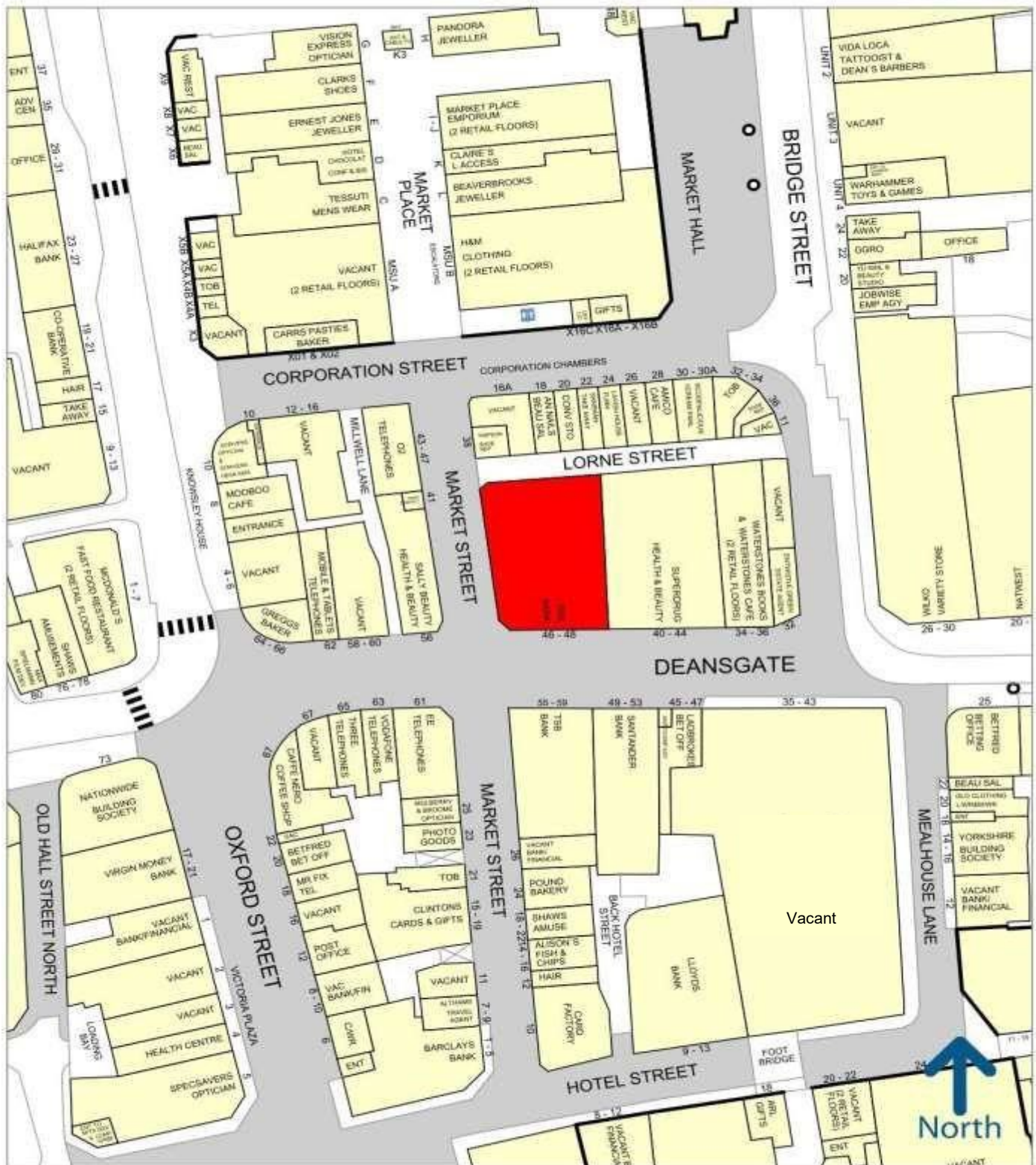
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared

November 2023



Bolton



50 metres

Experian Goad Plan Created: 17/11/2022
Created By: Barker Proudlove Ltd



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