

To Let



Bolton

46-48 Deansgate, BL1 1BH

Total Area: 7,500 sq ft (701.4 sq m)

Rent: £75,000 pax

Location & Description:

- 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 which 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.

Demise:

Ground Floor 5,074 sq ft (471.40 sq m)
First Floor 2,476 sq ft (230.00 sq m)
Total 7,500 sq ft (701.40 sq m)

Rent:

£75,000 per annum exclusive.

Lease:

New lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £141,000.

Planning

A former bank the property will come under use class E. The property is Grade II listed, entry reference 1388030.

Date Prepared:

March 2024

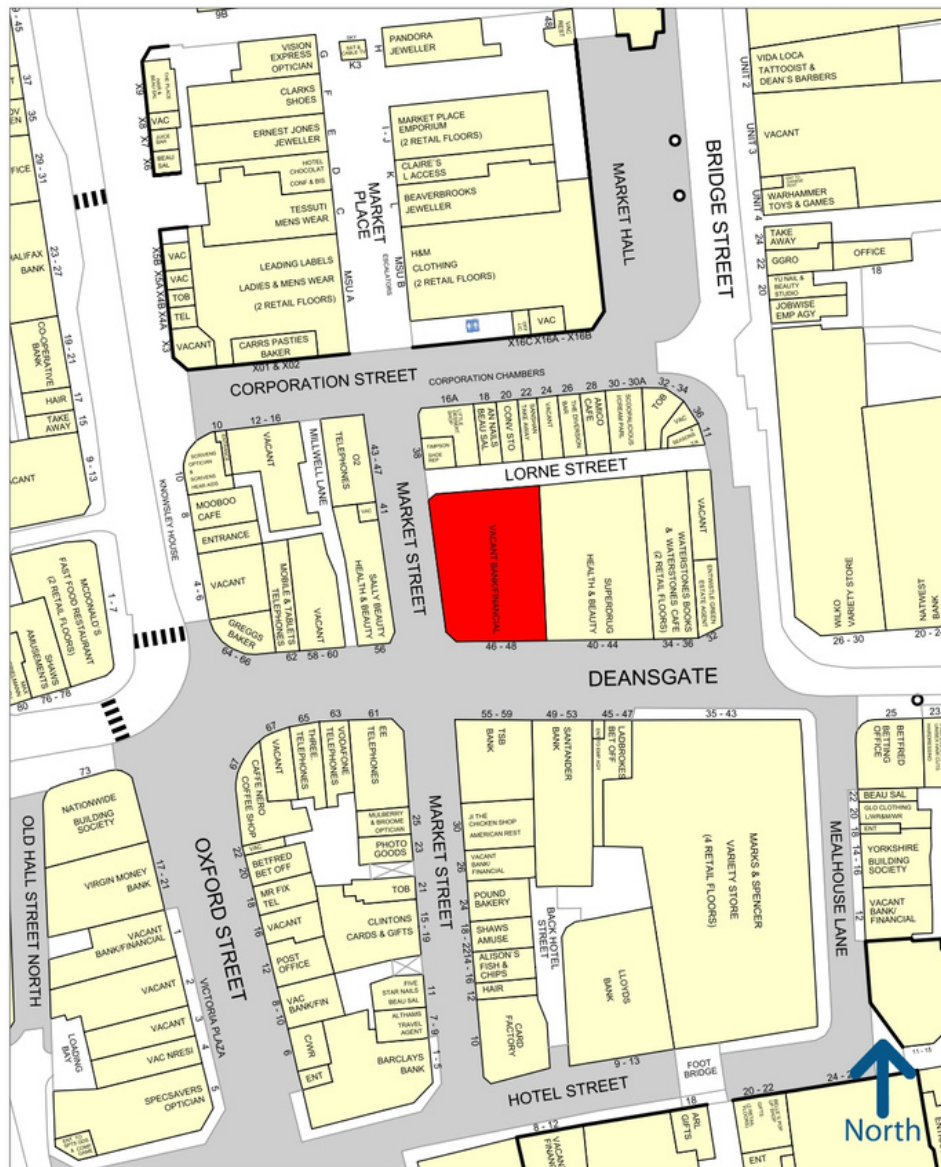
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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