



**barkerproudlove**  
retail property consultants

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HIGH STREET PROPERTY / CLASS E

16 Newport Street, Bolton BL1 1NB



**Awaiting Photo**  
barkerproudlove  
retail property consultants

**Rent: £30,000 PA**

**Ground Floor Area**

1,405 Sq ft / 131 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The premises are located on the busy, pedestrianised Newport Street in the heart of Bolton town centre.

Newport Street has undergone a £3m transformation which has dramatically lifted the appearance with new shop fronts having been installed and new streetscaping. The location has also seen further benefit from the relocation of the town's transport interchange to very close proximity.

Occupiers within the immediate vicinity include Home Bargains, Greenhalghs, Game, William Hill and Holland & Barrett.

**Accommodation:**

The premises are arranged over ground, first and second floors giving the following approximate areas and dimensions:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,405	131
First Floor Ancillary	1,195	111
Second Floor Ancillary	166	15

**Rent:**

£30,000 per annum exclusive

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £28,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 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](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - D

**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.

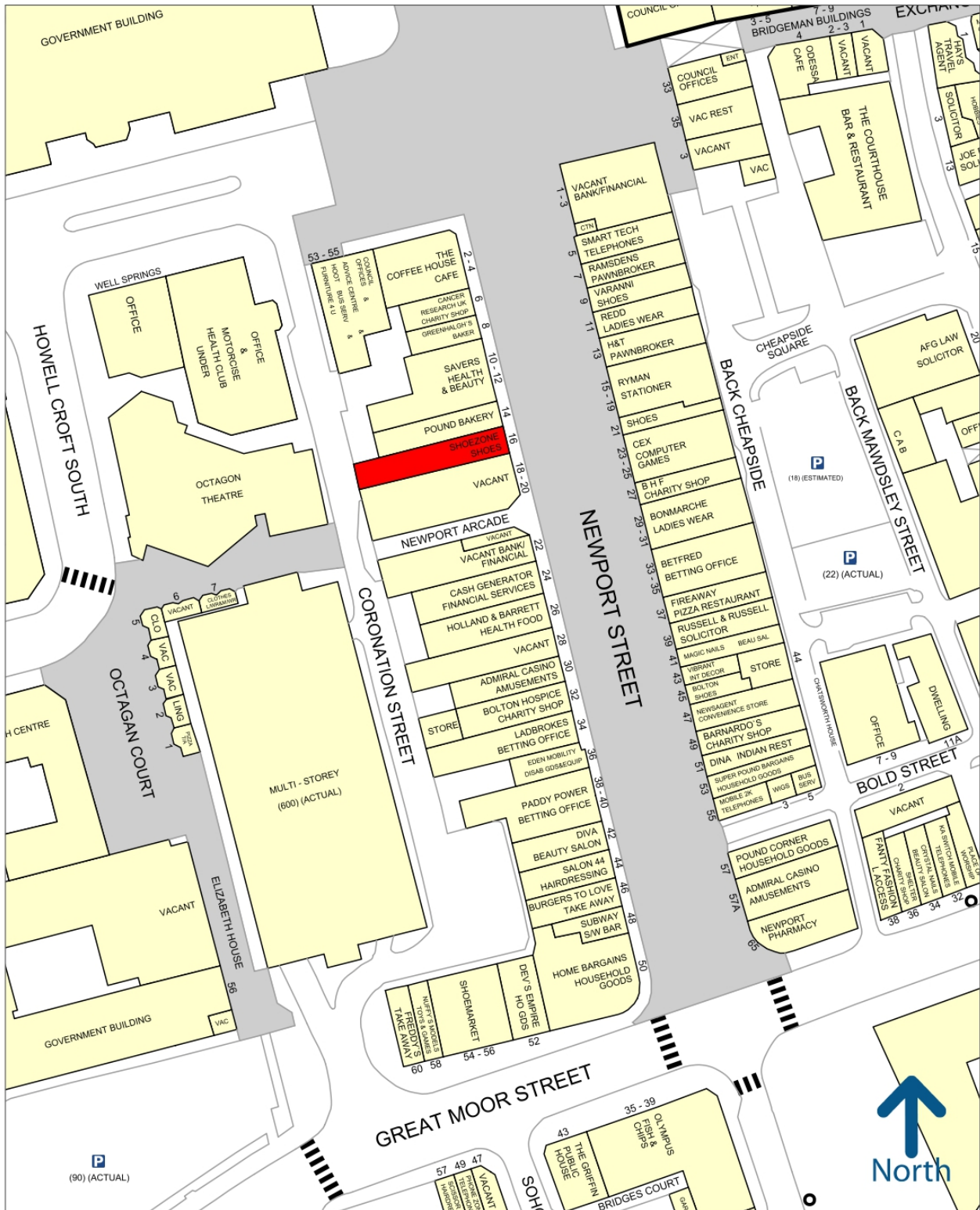
**Date Prepared:**

January 2024

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Bolton



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