

To Let



Bolton

16 Newport Street, BL1 1NB

Ground Floor: 1,405 sq ft (131 sq m)

Rent: £30,000 PAX

Location & Description:

- 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.

Demise:

Ground Floor	1,405 sq ft (131 sq m)
First Floor Ancillary	1,195 sq ft (111 sq m)
Second Floor Ancillary	166 sq ft (15 sq m)

Rent:

£30,000 per annum exclusive.

Lease:

New effectively FRI lease for a term to be agreed.

EPC:

Energy Performance Rating Assessment – D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £28,500.

Date Prepared:

August 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.

Contact Us:

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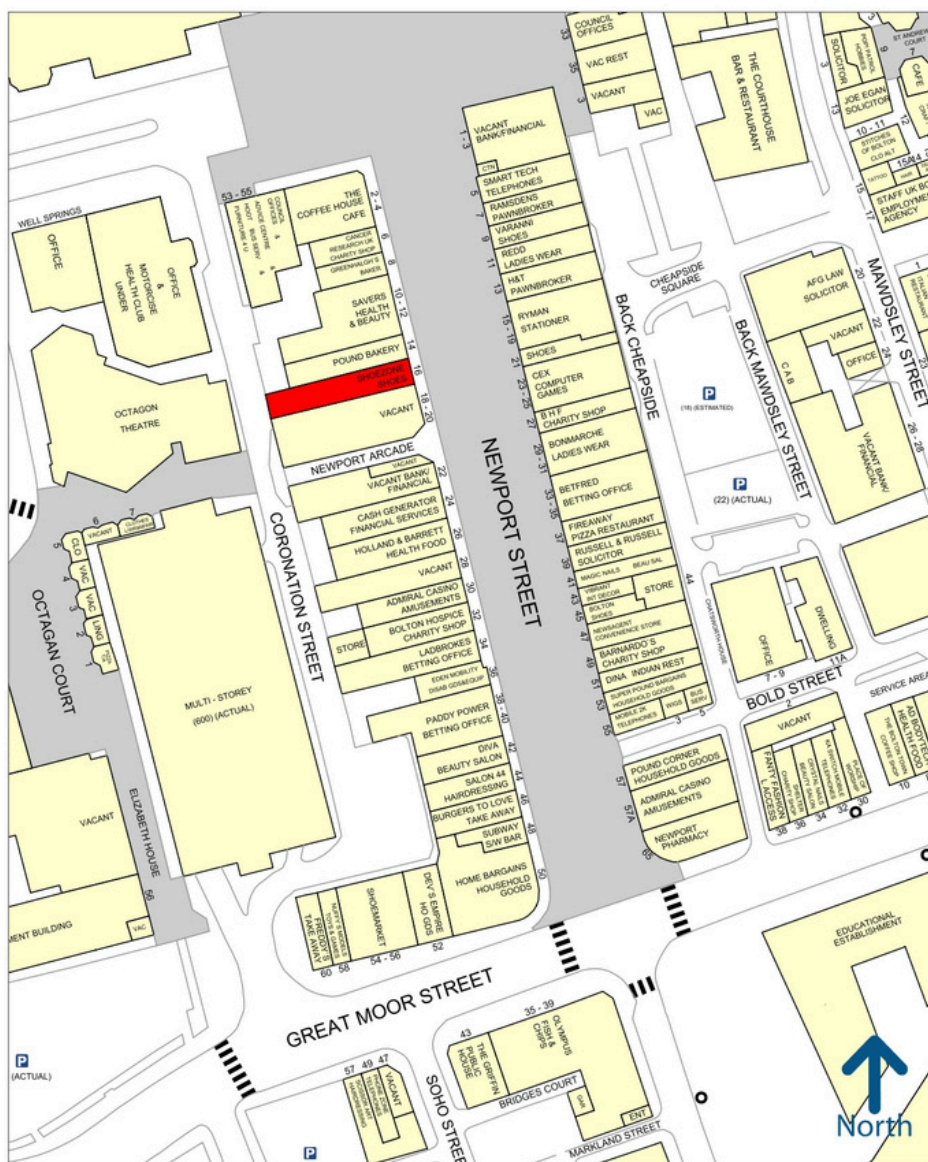
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Bolton



50 metres



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Experian Good Plan Created: 23/04/2024
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