

# To Let



## Bolton

34 Newport Street

Ground Floor: 1,392 sq ft (129.3 sq m)

Rent: £30,000 pax

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**Location & Description:**

- The premises are located on the busy pedestrianised Newport Street in the heart of Bolton town centre.
- The property is adjacent to Bolton Hospice and other occupiers within the near vicinity include Home Bargains, Paddy Power and Holland & Barrett.
- The location has recently benefitted from the relocation of the town's transport interchange.
- The property is arranged on ground, first and second floors.

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**Demise:**

Ground Floor Sales 1,392 sq ft (129.3 sq m)  
Ground Floor Stores 158 sq ft (14.7 sq m)  
First Floor Ancillary N/A  
Second Floor Ancillary N/A

**Rent:**

£30,000 per annum exclusive

**Lease:**

A new full repairing and insuring lease for a term to be agreed.

**EPC:**

Energy Performance Rating Assessment – B.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £28,000.

**Date Prepared:**

July 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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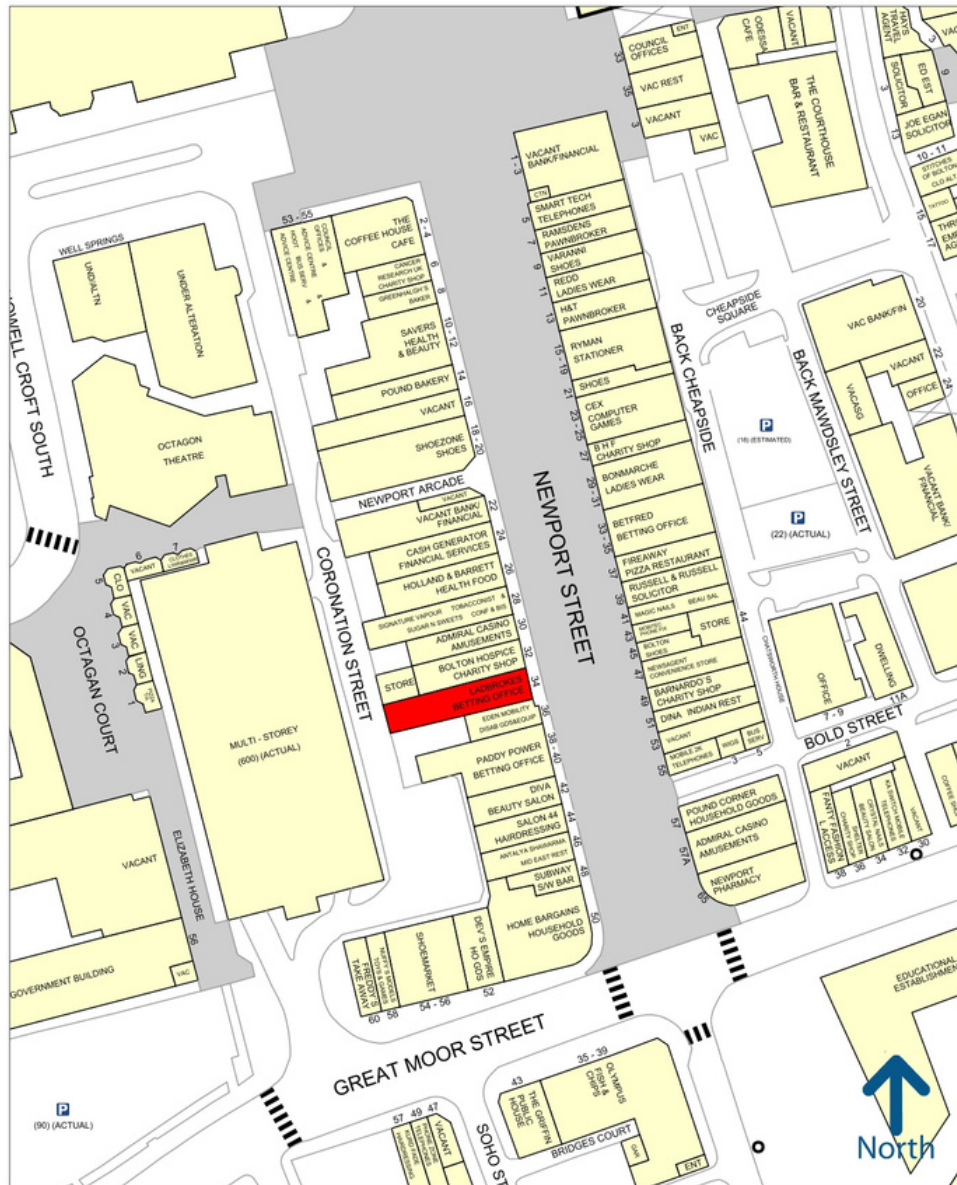
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Bolton



50 metres  
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