

# To Let



## Bolton

26 Deansgate, BL1 1BG

Ground Floor: 11,711 sq ft (1,088 sq m)

Rent on Application

## Location & Description:

- The property occupies a prime corner pitch fronting both Deansgate and Bridge Street in the heart of Bolton town centre.
- Located directly adjacent to both NatWest and Waterstones. Other nearby retailers include Superdrug, Betfred and Ladbrokes.
- The property is arranged over basement, ground, first and second floors.
- The premises would be suitable for a variety of retail, leisure or alternative uses.

## Demise:

Ground Floor 11,711 sq ft (1,088 sq m)  
Basement 12,152 sq ft (1,129 sq m)  
First Floor 11,711 sq ft (1,088 sq m)  
Second Floor 10,774sq ft (1,001 sq m)

## Rent:

Available upon request.

## Lease:

A new FRI lease for a term of years to be agreed.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £129,000.

## Date Prepared:

January 2025

## Contact Us:

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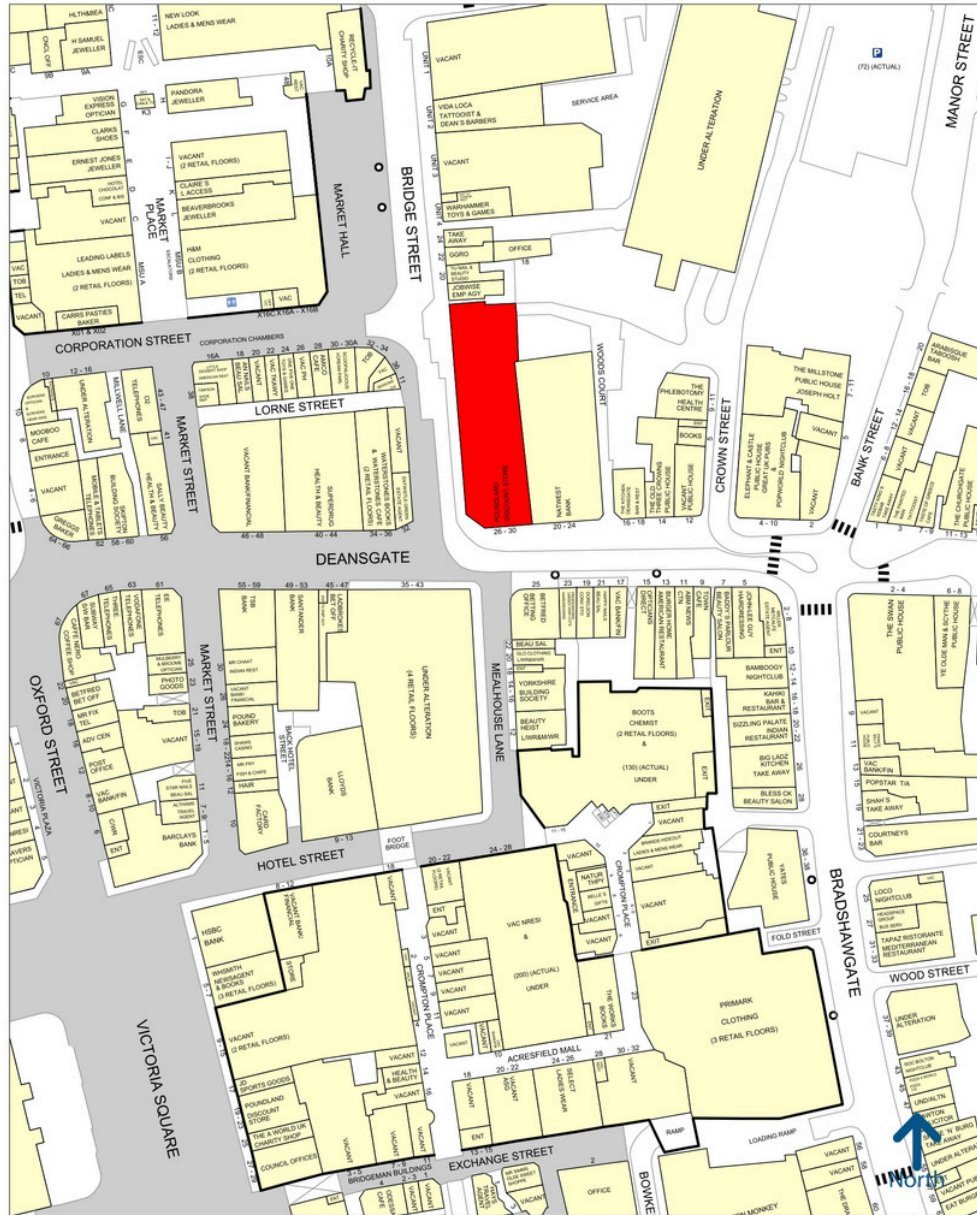
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Bolton



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