

HIGH STREET PROPERTY / CLASS A1

38-40 Newport Street, Bolton BL1 1NB



Rent: On application

Ground Floor Area

1,948 Sq ft / 181 Sq M

LET

Viewing Strictly through the joint letting agents.

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.

Demise:	Sq Ft	Sq M
Ground Floor	1948	180.9
Ground Floor Store	299	27.8
First Floor	797	74.04
Second Floor	494	45.9

Rent:

Upon application.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £51,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

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:

July 2020

Subject to Contract

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