

HIGH STREET PROPERTY / CLASS A2

53 Bradshawgate, Bolton BL1 1DR



Price: £160,000

Ground Floor Area

865 Sq ft / 80 Sq M

LET

Viewing Strictly through the sole selling agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Location:

The property is located within the heart of Bolton town centre on Bradshawgate.

The location is directly opposite Crompton Place which shall benefit from a £100m redevelopment to include independent retail, offices, homes and a hotel. Crompton Place is a major segment of Bolton Council's £1.5bn masterplan, one of five main intervention areas to revitalise the town centre. Further detail on request.

EPC:

Energy Performance Asset Rating - E

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

Proposal:

Offers are sought in the region of £160,000

Demise:	Sq Ft	Sq M
Ground Floor	865	80.4
Basement	401	37.3
First Floor	709	65.9
Second Floor	706	65.6
Third Floor	706	65.6

Tenure:

We are advised the premises are held freehold.

Planning Permission:

The premises benefit from planning consent for A2 use (financial & professional services).

Business Rates:

The premises currently has a rateable value of £15,250.

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020

