

RETAIL PARK PROPERTY / CLASS E

Unit 4 The Valley Leisure Park, Bolton BL1 8TS

**Rent: On application****Total Area**

4,015 Sq ft / 373 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Simon Colley****Mob:** 07966 181708**Email:** simon@barkerproudlove.co.uk

Location:

The Valley Leisure Park provides a modern leisure park situated approximately 2 miles from Bolton town centre, located off the A666 Blackburn Road, one of Bolton's main arterial routes in a densely populated area.

The Valley is anchored by Cineworld cinema and Nuffield health and fitness along with a significant amount of new residential development around the site.

Accommodation:

The premises comprise a former restaurant unit arranged over ground floor only with the following approximate areas:

Demise:	Sq Ft	Sq M
Ground Floor	4015	373

Rent:

Upon application

Tenure:

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £40,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £5,493.

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:

August 2023

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