

HIGH STREET PROPERTY / CLASS A1**2-4 Newport Street, Bolton BL1 1NB**

Rent: On application
Ground Floor Area
1,841 Sq ft / 171 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

Grant Owens

Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk**Emanuel Oliver**

Llyr Emanuel

Tel: 0151 236 6725

Email: llyr@emanueloliver.com

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, William Hill and Holland & Barrett.

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:

February 2020

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor	1841	171.03
First Floor	543	50.45
Second Floor	342	31.77
Basement	940	87.33

Rent:

Upon application

Tenure:

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £61,000.

For further details visit Gov.uk or contact the business rates department in 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.

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