Barker Proudlove

Leeds Office: 0113 388 4848
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HIGH STREET PROPERTY / CLASS A1

24 Newport Street, Bolton BL1 1NB



LET

Rent: **On application**

Ground Floor Area
1,661 Sq ft / 154 Sq M

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 Sales	1661	154.31

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 unit has a 2017 rateable value assessment of £36,500.

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.

EPC:
Energy Performance Asset Rating - E

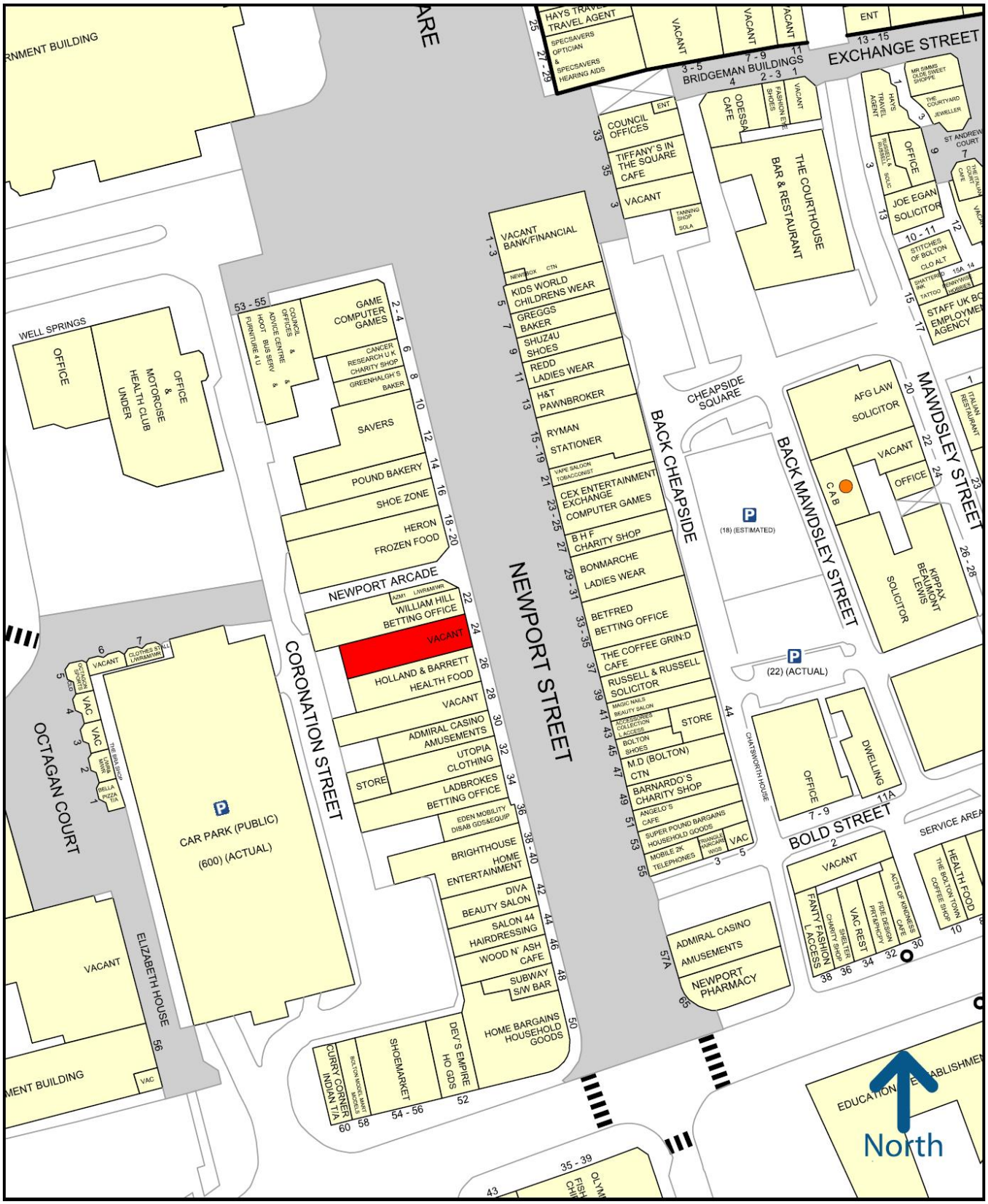
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
February 2020

Subject to Contract

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. February 2020


EXCHANGE STREET
BRIDGEMAN BUILDINGS
HAYS TRAVEL AGENT
SPECSAVERS OPTICIAN & SPECSAVERS HEARING AIDS
VACANT
ODESSA CAFE
FASHION SHOES
COUNCIL OFFICES
TIFFANY'S IN THE SQUARE CAFE
THE COURTHOUSE BAR & RESTAURANT
OFFICE
JOE EGAN SOLICITOR
STITCHES OF BOLTON
ST ANDREWS COURT
WELL SPRINGS
OFFICE & MOTOROISE HEALTH CLUB UNDER
GAME COMPUTER GAMES
CANCER RESEARCH U.K. CHARITY SHOP
GREENHALGH'S BAKER
SAVERS
POUND BAKERY
SHOE ZONE
HERON FROZEN FOOD
NEWPORT ARCADE
WILLIAM HILL BETTING OFFICE
HOLLAND & BARRETT HEALTH FOOD
ADMIRAL CASINO AMUSEMENTS
UTOPIA CLOTHING
LADBROKES BETTING OFFICE
EDEN MOBILITY DISAB GDS&EQUIP
BRIGHTHOUSE HOME ENTERTAINMENT
DIVA BEAUTY SALON
SALON 44 HAIRDRESSING
WOOD N' ASH CAFE
SUBWAY S/W BAR
HOME BARGAINS HOUSEHOLD GOODS
DEV'S EMPIRE HO GDS
SHOEMARKET
CURRY CORNER INDIAN T/A
NEWPORT STREET
CORONATION STREET
OCTAGAN COURT
CAR PARK (PUBLIC)
(600) (ACTUAL)
ELIZABETH HOUSE
VACANT
BACK CHEAPSIDE
CHEAPSIDE SQUARE
VACANT BANK/FINANCIAL
KIDS WORLD CHILDRENS WEAR
GREGGS BAKER
SHUZ4U SHOES
REDD LADIES WEAR
H&T PAWNBROKER
RYMAN STATIONER
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
B H F CHARITY SHOP
BONMARCHE LADIES WEAR
BETFRED BETTING OFFICE
THE COFFEE GRIN:D CAFE
RUSSELL & RUSSELL SOLICITOR
STORE
M.D (BOLTON) SHOES
BARNARDO'S CHARITY SHOP
ANGELO'S CAFE
SUPER POUND BARGAINS HOUSEHOLD GOODS
MOBILE 2K TELEPHONES
(18) (ESTIMATED)
BACK MAWDSLEY STREET
MAWDSLEY STREET
AFG LAW SOLICITOR
VACANT
OFFICE
CAB
KIRKPAX BEAUMONT LEWIS SOLICITOR
(22) (ACTUAL)
CHATSWORTH HOUSE
OFFICE
DWELLING
BOLD STREET
SERVICE AREA
VACANT
FANTY FASHION LACCESS
CHARITY SHOP
SHELTER
VAC REST
FIDE DESIGN PRET N'SHOPPY
ACTS OF KINDNESS CAFE
HEALTH FOOD
THE BOLTON TOWN COFFEE SHOP
ADMIRAL CASINO AMUSEMENTS
NEWPORT PHARMACY
EDUCATION
North