Barker Proudlove

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A1

32 Newport Street, Bolton BL1 1NB



LET

Rent: **On application**

Ground Floor Area
1,302 Sq ft / 121 Sq M

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, Game, William Hill and Holland & Barrett.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	1302	120.96
First Floor	1613	149.85
Second Floor	332	30.84

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 - D

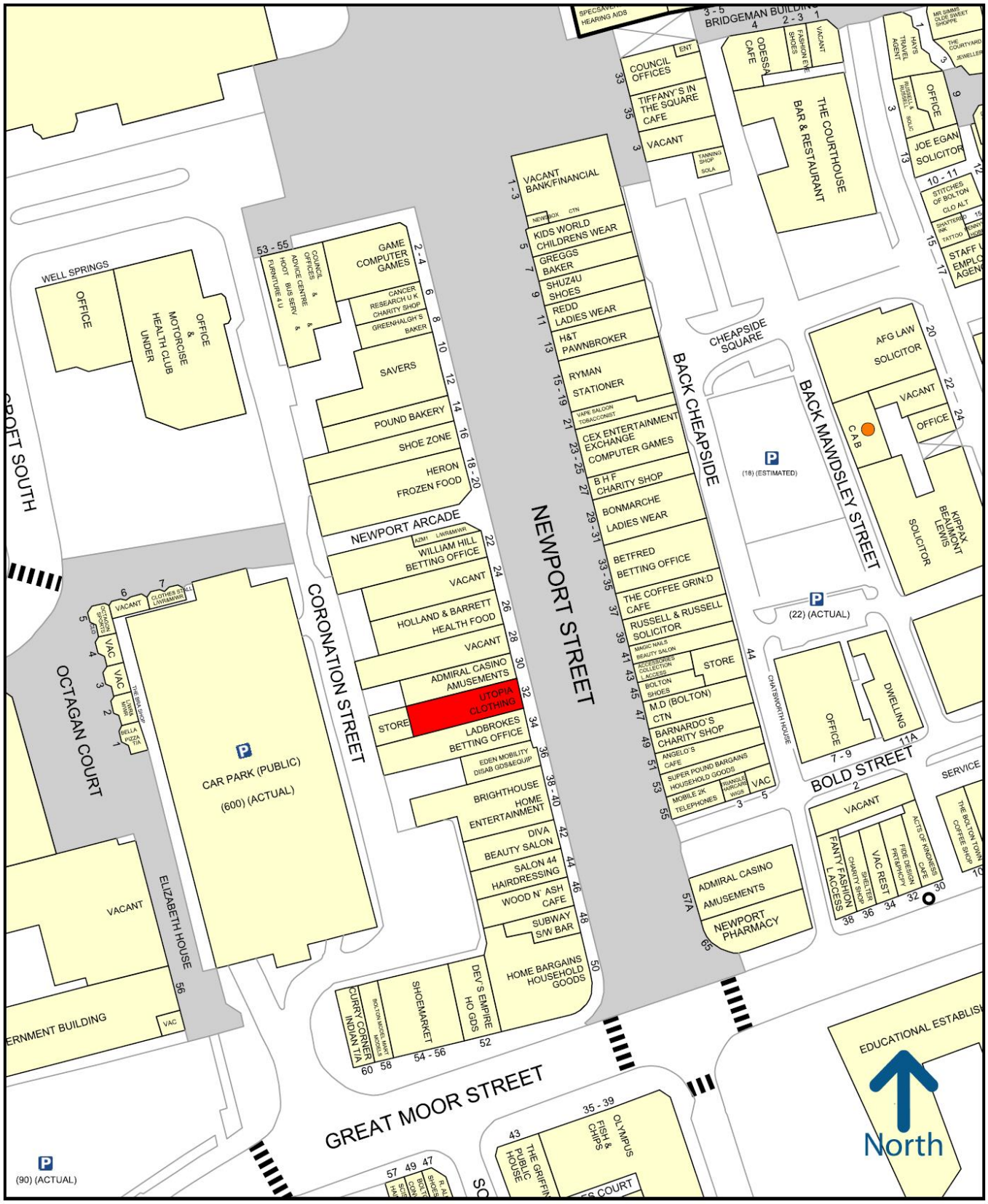
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2020

Subject to Contract

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


WELL SPRINGS
OFFICE
OFFICE & MOTORCISE HEALTH CLUB UNDER
CROFT SOUTH
53 - 55
COUNCIL OFFICES & ADVICE CENTRE
HOOT BUS SERV &
FURNITURE 4 U
GAME COMPUTER GAMES
2 - 4
CANCER RESEARCH U K CHARITY SHOP
6
GREENHALGH'S BAKER
8
SAVERS
10
POUND BAKERY
12
SHOE ZONE
14
HERON FROZEN FOOD
16
18 - 20
NEWPORT ARCADE
AZM LWR&MWR
WILLIAM HILL BETTING OFFICE
22
VACANT
24
HOLLAND & BARRETT HEALTH FOOD
26
VACANT
28
ADMIRAL CASINO AMUSEMENTS
30
UTOPIA CLOTHING
32
STORE
LADBROKES BETTING OFFICE
34
EDEN MOBILITY DISAB GDS&EQUIP
36
BRIGHTHOUSE HOME ENTERTAINMENT
38 - 40
DIVA BEAUTY SALON
42
SALON 44 HAIRDRESSING
44
WOOD N' ASH CAFE
46
SUBWAY S/W BAR
48
HOME BARGAINS HOUSEHOLD GOODS
50
DEV'S EMPIRE HO GDS
52
SHOEMARKET
54 - 56
CURRY CORNER INDIAN T/A
60
58
NEWPORT STREET
CORONATION STREET
OCTAGAN COURT
6
VACANT
7
CLOTHES STALL L/WR&MWR
5
OCTAGON SPORTS & LEI
4
VAC
3
VAC
2
THE BRA SHOP LWR
1
BELLA PIZZA T/A
CAR PARK (PUBLIC)
(600) (ACTUAL)
ELIZABETH HOUSE
VACANT
56
ERNMENT BUILDING
VAC
(90) (ACTUAL)
GREAT MOOR STREET
35 - 39
OLYMPUS FISH & CHIPS
43
THE GRIFFIN PUBLIC HOUSE
57
49
47
VACANT BANK/FINANCIAL
1 - 3
NEWSBOX CTN
KIDS WORLD CHILDRENS WEAR
5
GREGGS BAKER
7
SHUZ4U SHOES
9
REDD LADIES WEAR
11
H&T PAWNBROKER
13
RYMAN STATIONER
15 - 19
VAPE BALOON TOBACCONIST
21
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
23 - 25
B H F CHARITY SHOP
27
BONMARCHE LADIES WEAR
29 - 31
BETFRED BETTING OFFICE
33 - 35
THE COFFEE GRIN:D CAFE
37
RUSSELL & RUSSELL SOLICITOR
39
MAGIC NAILS BEAUTY SALON
41
ACCESSORIES COLLECTION L ACCESS
43
STORE
44
BOLTON SHOES
45
M.D (BOLTON)
47
CTN
BARNARDO'S CHARITY SHOP
49
ANGELO'S CAFE
51
SUPER POUND BARGAINS HOUSEHOLD GOODS
53
MOBILE 2K TELEPHONES
55
RAINBOW FANCIES WIGS
VAC
3
5
COUNCIL OFFICES
33
ENT
TIFFANY'S IN THE SQUARE CAFE
35
VACANT
3
TANNING SHOP SOLA
3 - 5 BRIDGEMAN BUILDING
4
ODESSA CAFE
2 - 3
FASHION EYE SHOES
1
VACANT
THE COURTHOUSE BAR & RESTAURANT
CHEAPSIDE SQUARE
BACK CHEARSIDE
(18) (ESTIMATED)
BACK MAWDSLEY STREET
1
HAYS TRAVEL AGENT
3
BUBBLES & RUSSELL
SOLIC
OFFICE
9
JOE EGAN SOLICITOR
13
10 - 11
STITCHES OF BOLTON CLO ALT
SHATTERED INK TATTOO
15
17
STAFF EMPLO AGEN
AFG LAW SOLICITOR
20
VACANT
22
OFFICE
24
CAB
KIPPAX BEAUMONT LEWIS SOLICITOR
(22) (ACTUAL)
CHATSWORTH HOUSE
OFFICE
7 - 9
DWELLING
11A
BOLD STREET
2
VACANT
FANTY FASHION L ACCESS
38
CHARITY SHOP
SHELTER
36
VAC REST
34
FIBRE DESIGN PETSHOP/CH
32
ACTS OF KINDNESS CAFE
30
SERVICE
THE BOLTON TOWN COFFEE SHOP
10
ADMIRAL CASINO AMUSEMENTS
57A
NEWPORT PHARMACY
65
EDUCATIONAL ESTABLISH
North