Barker Proudlove

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

HIGH STREET PROPERTY / CLASS A1

55-59 Deansgate , Bolton

barkerproudlove
retail property consultants

Rent: **On application**

Area
3,750 Sq ft / 348 Sq M

WITHDRAWN

Viewing Strictly through the joint letting agents.

Barker Proudlove
Andrew McGuiness
Mob: 07769 641622
Email: andrew@barkerproudlove.co.uk

Miller Metcalfe
John Fletcher
Tel: 01204 221 061
Email: John.J.Fletcher@millermetcalfe.co.uk

Location:
The property is situated on the corner of Deansgate and Market Street in between Bolton's two shopping centres, namely The Market Place and Crompton Place. The property is also close to the main entrance to Marks & Spencer and opposite the recently opened Everything Everywhere and Sally Hair & Beauty. Other retailers nearby include Superdrug, Waterstones (incorporating Costa Coffee), Santander, Three Store, Vodafone, Caffe Nero and Clintons.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	3750	348.39
Basement Sales/Ancillary	3197	348.39
First & Second Floor (optional and subject to additional rent and rating assessment)	7295	677.73

Rent:
Upon application.

Tenure:
The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:
The unit has a 2017 rateable value assessment of £142,000.

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.

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

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