

TO LET

**ALL INCLUSIVE - SELF CONTAINED
RETAIL UNIT
32.63 SQ M (352 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**36 BRIDGE STREET
BOLTON
BL1 2EH**

£12,000
Per annum

- All inclusive rental £12,000 per annum
- Close to local amenities
- Town centre location
- Great transport links
- Ideal for hair & beauty or café use



LOCATION

The property is located on Bridge Street within Bolton Town Centre, and is located just off Deansgate. The property is in extremely close proximity to the likes of the Market Place, Major Banks, Blue Chip Retailers such as Wilko, McDonalds, Greggs and neighbours Argos. Access to Public transport is excellent, with the property being located directly across from multiple Bus Stops and is within walking distance from Bolton Interchange and Train Station.

DESCRIPTION

The retail unit forms part of a multi let self-contained unit which has been carved up to provide for 3 self-contained elements. The subject premises is a regular shaped retail unit comprising of plaster painted walls and ceilings with laminate floor coverings and features a large display window within the front elevation. The unit shares amenities such as W/c's and Kitchen facilities with the other Tenants who occupy the property and these facilities are maintained by the Landlord. The property benefits from all services including gas, electric and water however, these supplies are not individually metered and therefore any rental is quoted inclusive of utilities.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Retail Unit	32.63	352

LEASE TERMS & RENTAL

Available by way of a Licence Agreement for a minimum term of 3 years at an all inclusive rental excluding Business Rates.

The rental is £12,000 per annum exclusive.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of:-

Part Ground Floor Left: £7,600 from 1st April 2023.

Part Ground Floor Right: £5,500 from 1st April 2023.

Part Ground Floor Rear and First Floor: £11,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nathan Broughton

Email: nbroughton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ





