

TO LET

TOWN CENTRE RETAIL UNIT

218.10 SQ M (2,347 SQ FT)

Lamb & Swift
Commercial Property

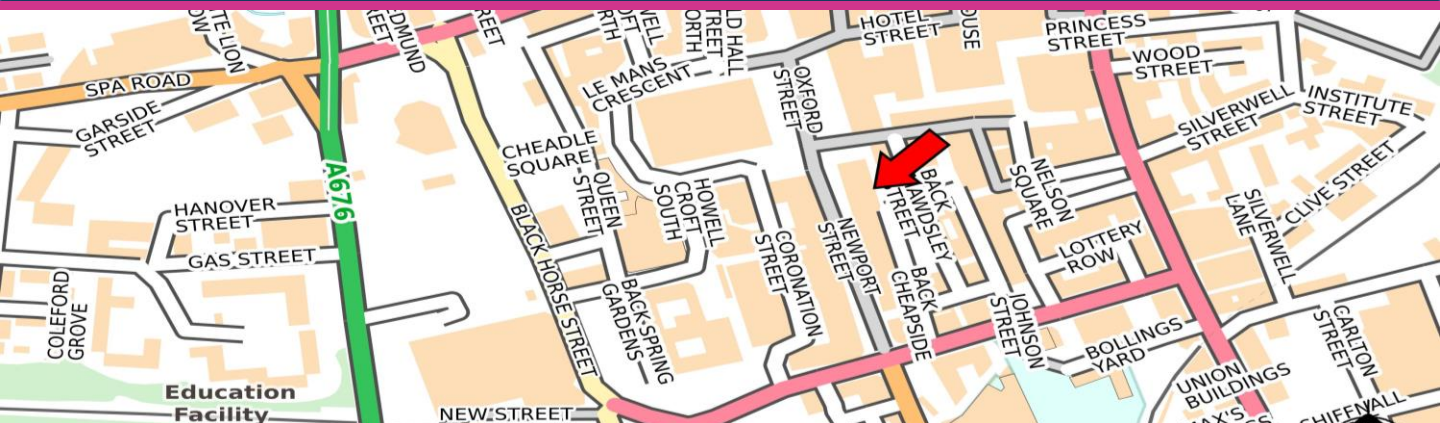
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**11 NEWPORT STREET
BOLTON
BL1 1NE**

£22,000
Per annum

- Mid terraced retail property
- Well established retail location in Bolton Town Centre
- Situated in a prime location on refurbished and regenerated high street
- Good pedestrian flow to immediate vicinity
- Walking distance to Bolton Bus & Train Stations



LOCATION

The subject property is situated fronting directly onto the pedestrianised section of Newport Street, Bolton, which is one of the main retail thoroughfares running through Bolton town centre.

The subject property forms part of an established parade with a mix of retailers, including notable and well established high street occupiers such as Ryman's, Home Bargains, CEX, H&T Pawnbrokers, Specsavers, Poundland, WH Smith and HSBC Bank.

The property also lies in close proximity to Bolton Town Hall, Bolton Bus and Train Stations and Victoria Square where other well known high street operators are located.

DESCRIPTION

The subject property comprises a prominent mid terraced retail property arranged over ground, first and second floor levels.

At ground floor level the property is entered via a centrally positioned pedestrian doorway set within an aluminium framed glazed display frontage. The sales area is open plan and regular shaped with access to the first and second floors from a small staircase located at the rear of the property.

The first and second floor accommodation provides additional storage and ancillary space which again is open plan and regular shaped.

At second floor level there are staff facilities including a kitchen area and WC's.

ACCOMMODATION

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

Description	SQ M	SQ FT
Ground Floor	85.05	915
First Floor	88.86	956
Second Floor	77.94	839

RENTAL

The rental is £22,000 per annum.

SERVICES

The mains services connected to the property to include water, 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 may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £25,500 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

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