

To
Let



Lamb
Swift &
Commercial Property



Deansgate
Gardens,
Bolton

Retail Units Set
Within New
Development



**Units fronting
Deansgate Gardens,
a brand new
neighbourhood
of 167 homes**



Location

The new Deansgate Gardens development occupies a 1.1-hectare site, centrally located within the heart of Bolton Town Centre, with the entire development occupying the land between Deansgate, Central Street, Ridgeway Gates and Palatine Street. This development will effectively create a new neighbourhood within the town centre, comprising 167 homes, which are to be finished to a high quality and comprise a mixture of 1- and 2-bedroom duplexes and apartments.

To the front of this brand new development, with retail frontage to Deansgate, there are to be two new retail units which will benefit from a customer base of potentially 300+ living right on the doorstep.

The development is surrounded by attractions including Bolton Town Hall, Le Mans Crescent, The Victoria Hall, Market Place Shopping Centre and Bolton Market with its new, 170 seater indoor Food Hall expansion, all situated within walking distance of the development.

Town Centre Development

Crompton Place

In 2024, Bolton Council will progress with plans to demolish the existing Crompton Place Shopping Centre and redevelop with a £175million mixed-use scheme. The scheme is due to comprise 46 retail units and kiosks, a 170,000 sq ft office space to include co-working spaces and innovation hubs, 180 homes and a 110 bedroom hotel, 300-space car park and mixed use retail, leisure, dining and events space.

Bolton Market

Bolton Market has recently been extended, with the addition of an indoor food hall, with 9 stalls occupied by independent hot food vendors offering a variety of food, set within a hall with indoor seating for approximately 170 people, with additional outdoor seating (covered and uncovered). The food hall is set to open at the end of May 2024.

Bark Street & St Georges Road Development

To the north of Deansgate Gardens, over the River Croal, a development is well underway to a 1.45-acre site between Bark Street and St Georges Road. The site will provide just under 60 new homes, which will be a mixture of two-, three- and four bedrooms available for both shared ownership and rent-to-buy. These high-quality affordable homes are likely to appeal to young families and professionals and is within walking distance of the subject development, providing an additional customer base for the units.

Elizabeth Park

Bolton Council have completed works on the former Odeon Cinema site whereby the first new park in over 120 years has been opened in the town centre. The park brings a green space to the town centre, providing a park that is named in honour of Queen Elizabeth II and providing an open, accessible and welcoming for visitors and locals.

Former Moor Lane Bus Station

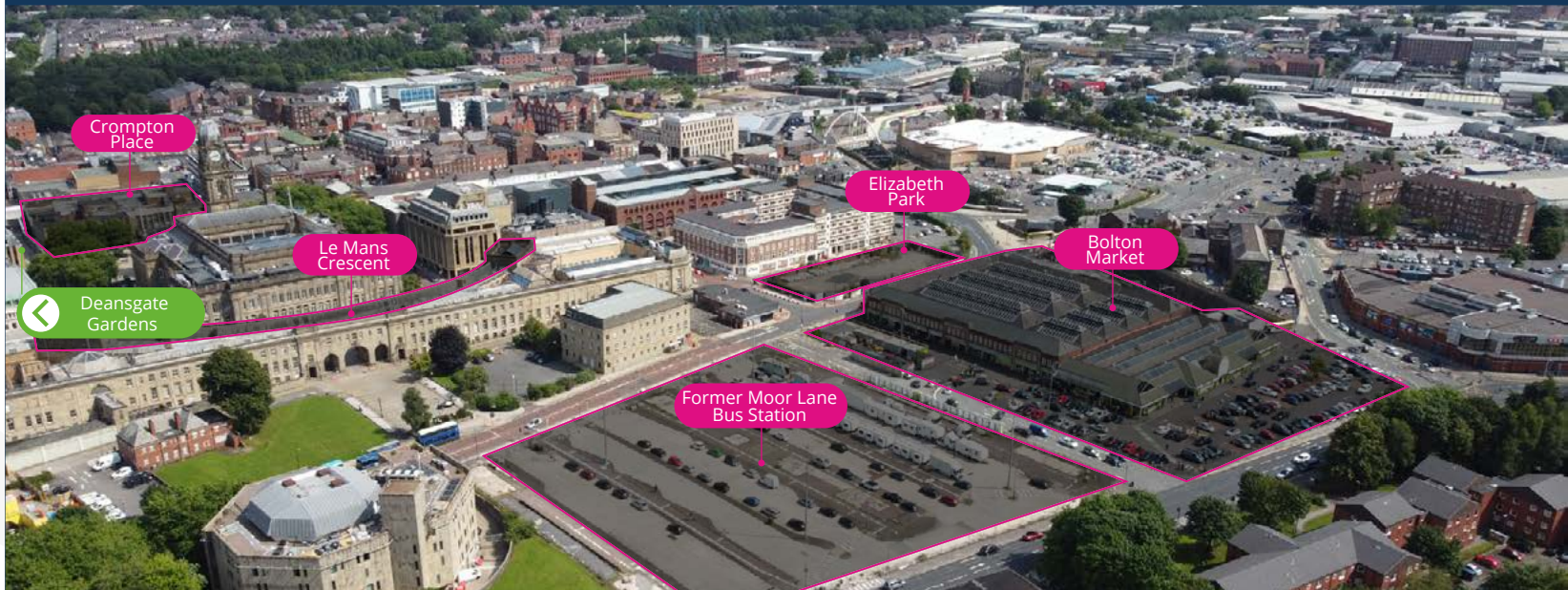
Work has begun on developing the former bus station site to build more than 200 homes, shops and green space. This will also include new cycle paths and enhanced pedestrian routes. This is part of Bolton Councils £100 million masterplan, which is aimed at improving public areas, green spaces and multipurpose opportunities, which in turn will help regenerate the town centre.

Le Mans Crescent

This scheme will turn Victoria Square into a year-round events space and transform parts of the Town Hall into conference space. It would also create a four-star hotel, which would be operated by IHG.

Church Wharf

A scheme at Church Wharf is currently seeking planning permission that will bring a further 417 homes and a 120-bedroom hotel to Bolton Town Centre, which will be situated alongside the River Croal. This development is aiming for completion in late 2027.





Description

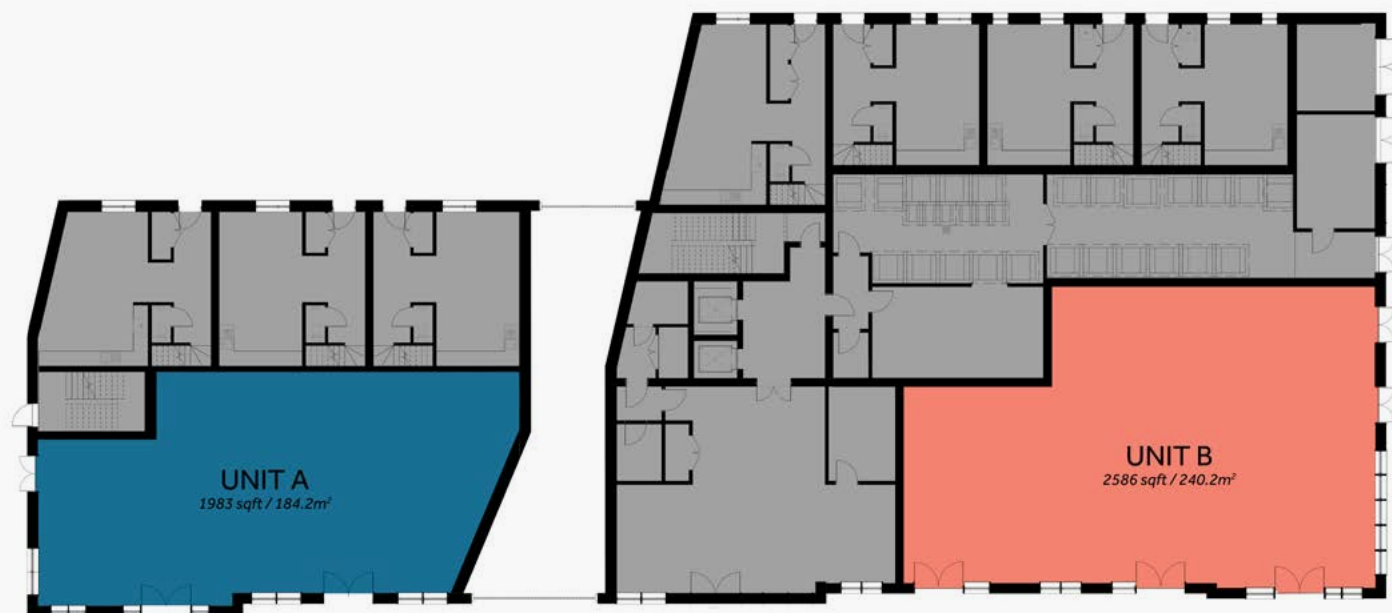
These brand-new retail premises will comprise two, high quality, ground floor commercial units prominently set at the front of the new Deansgate Gardens development. Please see Accommodation schedule for sizes.

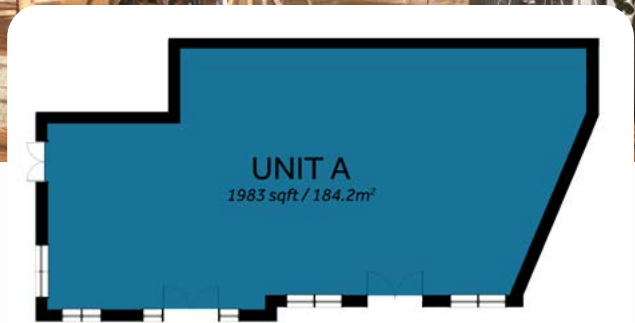
The units will benefit from substantial retail frontages to Deansgate, close to the pedestrianised area of the town centre.

The wider development comprises a purpose-built neighbourhood of 167 high quality homes, a mixture of 1-bed apartments, 1.5-bed apartments and 2-bed apartments as well as approximately 85 double stacked town houses, all set within a 1.1-hectare site. Interest from occupiers is anticipated in these residences from a wide range of people from young professionals working in the town, to families looking for convenience of town centre amenities, all providing a customer base on the doorstep of these new units.

Accommodation

Label on Plan	Gross External Area M ²	Gross External Area Ft ²
Unit A	184.2	1,983
Unit B	240.2	2,586





Unit A (184.2 m² / 1,983 ft²)

Unit A occupies the front left corner of the site, at the junction of Deansgate and Central Street, close to the crossroad junction with Howell Croft North, which in turn leads on to Le Mans Crescent where Bolton Town Hall is situated.

The unit will be provided to tenants as a shell, with connection points to mains electricity and water and ready for internal fitout. Occupiers will benefit from several windows within the frontage to Deansgate.

The attached image is an artist's impression of how the space could present as a Coffee Shop or Café, however alternative uses would be considered such as (but not limited to) Hair & Beauty, Retail or Offices.



Unit B (240.2 m² / 2,586 ft²)


Unit B lies at the front right corner of the site, at the junction of Deansgate and Ridgeway Gates and close to the pedestrianised part of the Town Centre. The adjacent block, situated on the other side of Ridgeway Gates, is home to established operators including McDonalds, Shaws Amusements and Max Spielmann.


This unit would be ideal for a convenience store operation, benefitting from the residential development at the rear alongside the existing Town Centre foot fall.


The unit will be provided to tenants as a shell, with connection points to mains electricity and water and ready for internal fitout. Occupiers will benefit from several windows within the frontage to Deansgate.


The attached image is a CGI impression of how the space could be presented as a convenience store. Alternative uses may be considered subject to terms.


Additional Details


 **EPC**
Energy Performance Certificates will be instructed on completion of the development.


 **Terms**
Available by way of a new Tenants Internal Repairing and Insuring Lease for a term to be agreed subject to a minimum of 5 years.

 **Rent**
Unit A: £30,000 per annum (excl of VAT)
Unit B: £40,000 per annum (excl of VAT)

 **Business Rates**
A Business Rates assessment will be conducted once the units have been completed and a tenant has been sought.

 **VAT**
VAT will / will not (TBC) be applicable.

 **Legal Costs**
Each party to be responsible for their own legal costs.

 **Service Charge**
There will be a Service Charge payable, please enquire for more details.

Contact

Viewing by appointment only via the sole agents, Lamb & Swift.

T: 01204 522275

C: Nick Swift
E: Nswift@lambandswift.com

C: Josh Morgan
E: Jmorgan@lambandswift.com

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

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