

TO LET

**RETAIL SPACE WITHIN MIXED USE BUILDING
INCLUDING BASEMENT**

804.53 SQ M 8,657 SQ FT

Lamb & Swift
Commercial Property

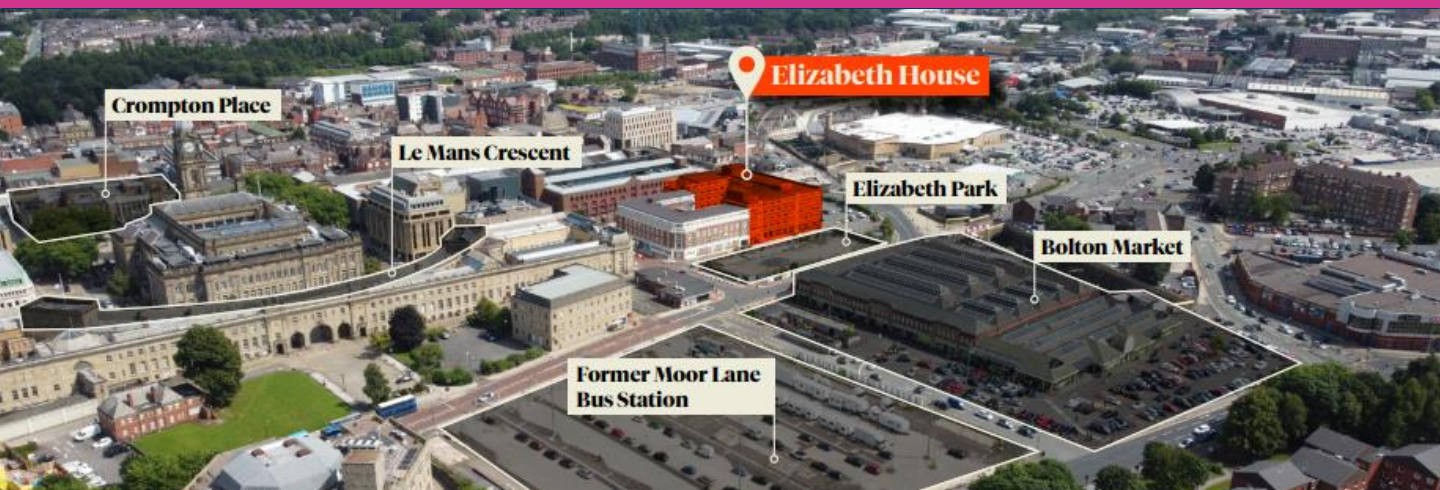
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**ELIZABETH HOUSE
21 BACK SPRING GARDENS
BOLTON
BL1 1SJ**

£30,000
Per annum

- Majority open plan space.
- Located in the town centre with very good transport links.
- Excellent access to the A666 and the M61.
- Walking distance to Bolton Bus & Train Stations
- Sufficient parking in close proximity to the building.
- Could suit different uses STPP.



LOCATION

The subject property is located within the heart of Bolton Town Centre, adjacent to Octagon Court and within walking distance of the Interchange Bus & Train development and all amenities afforded by the town centre.

The property is prominently located fronting Great Moor Street, with access being provided off Octagon Court. The subject property benefits from excellent transport links, with the A666 St Peters Way, just a short distance away, which in turn provides access to the M61 motorway and in turn, the M60 Manchester Orbital Network.

DESCRIPTION

The ground floor retail premises, formerly occupied by Poundworld, provides for predominantly open plan space, interrupted by supporting columns, with direct access from Octagon Court. The unit also benefits from a large basement for additional storage.

Externally, the unit has roller shutters to all windows and doors and there are a number of public car parks locally.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Retail space	804.53	8,657

LEASE TERMS & RENTAL

The suite is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £30,000 per annum exclusive.

BUSINESS RATES

A separate unit rating assessment is required.

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.

SERVICES

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

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

EPC

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

VAT

VAT is applicable.

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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