

TO LET

Lamb & Swift
Commercial Property

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TOWN CENTRE RETAIL UNIT

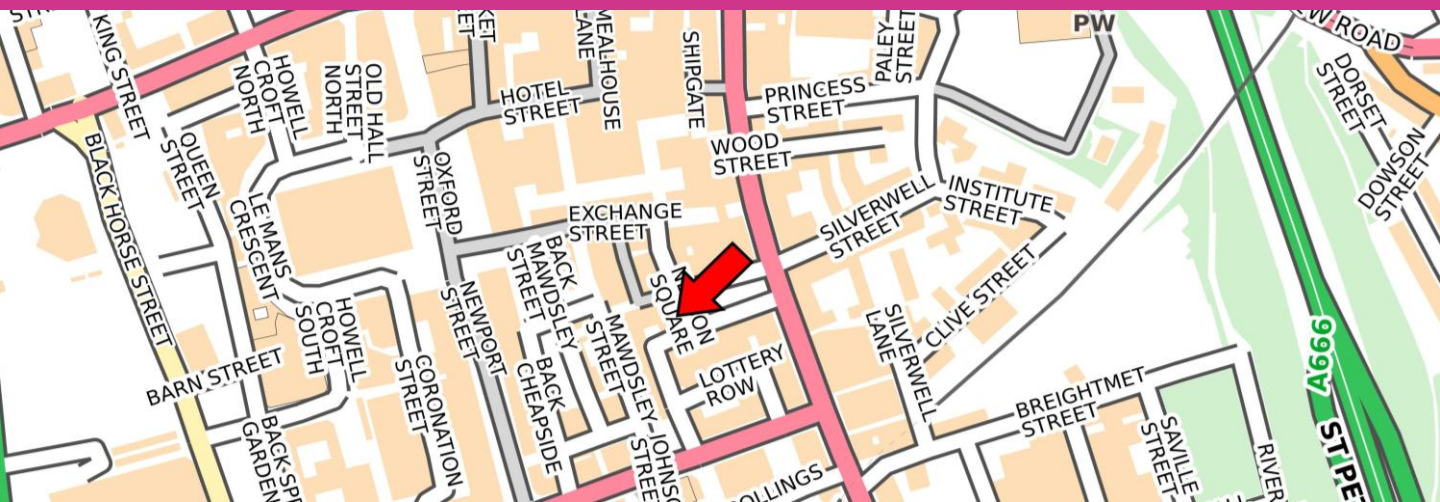
49 SQ M (527 SQ FT)



**UNIT 6 PROVINCIAL HOUSE
INFIRMARY STREET
NELSON SQUARE
BOLTON
BL1 1JN**

£9,500
PER ANNUM

- Self contained retail premises
- Well established retail location in Bolton Town Centre
- Direct frontage onto Nelson Square
- Would suit a number of uses STPP
- Good pedestrian flow to immediate vicinity
- Walking distance to Bolton Bus & Train Stations
- £9,500 per annum exclusive



LOCATION

The subject property is situated just off Bradshawgate, within Nelson Square in Bolton town centre, in a prominent pedestrianised area. Within the square are a mix of bars, shops, restaurants, and transport links, offering high foot traffic and visibility.

The subject property is a short walk away from Bolton Interchange, providing access to both train and bus services. The unit is within close proximity to major roads and the M61 motorway, which offers convenient links to Manchester, Preston, and other surrounding areas.

DESCRIPTION

The subject property is a self contained retail premises with large display windows facing a covered pedestrian area, fronting onto Nelson Square. The property forms part of a larger development that includes residential apartments above.

Internally, the unit comprises part plaster painted walls and part slotted wall panels, with concrete flooring and spotlights.

The property was previously utilised as a vape shop but would suit a number of different uses, subject to planning consents.

ACCOMMODATION

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

Description	SQ M	SQ FT
Unit 6	49	527

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.

RENTAL

The rental is £9,500 per annum, available by way of a Tenant’s Full Repairing & Insuring basis, at a term of years to be agreed.

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 £9,500 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

Unit 6
Provincial House
6 Nelson Square
BOLTON
BL1 1JN

Energy rating
D

Valid until
26 May 2035

Certificate number
5836-0613-9166-8091-1902

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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