

TO LET

Lamb & Swift
Commercial Property

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THREE-STOREY FORMER BAR PREMISES

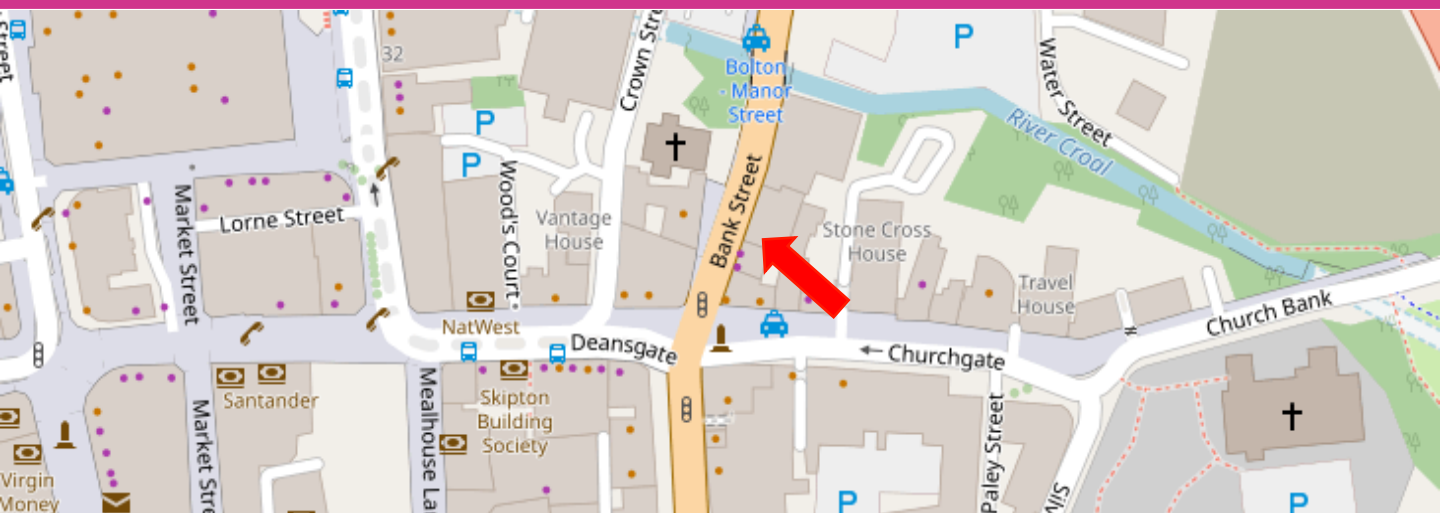
114.64 SQ M (1,234 SQ FT)



**12-14 BANK STREET
BOLTON
BL1 1TS**

**£9,950
PER ANNUM**

- Three-storey former bar/retail premises
- Prime town centre position
- Excellent connectivity to the A666, M60 and M61
- May suit a range of uses STPP
- Additional basement storage
- Ample public car parking close by
- £9,950 per annum exclusive



LOCATION

The subject property fronts Bank Street, close to its junctions with Bradshawgate and Deansgate, within Bolton Town Centre. Car parking is close by and there is easy access to the surrounding road network. There is a mixture of operators nearby including pubs, estate agents and food uses.

The property is well connected, with Bolton Railway Station located within close proximity, offering regular services to Manchester and surrounding areas. In addition, the location provides convenient access to the A666 (St Peter's Way), which connects directly to the M60 and M61 motorway networks, ensuring excellent regional and national connectivity.

DESCRIPTION

The subject property comprises a traditionally constructed 3 storey Town centre retail property. Internally, the accommodation is arranged over ground, first and second floor levels, providing for majority open-plan accommodation. There is further ancillary basement accommodation, which isn't suitable for anything other than basic stores. There is a traditional style double fronted shop display window. The property may suit a variety of uses STPP and has previously been a bridal shop before its later use as a bar.

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	57.3	617
First Floor	35.65	384
Second Floor	21.69	233
TOTAL	114.64	1,234

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £9,950 per annum exclusive.

EPC

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

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 ££9,800.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

SERVICES

The mains services connected to the property 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.

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.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW



