



## Self-contained Retail with Offices To Let

29/31 Knowsley Street,  
Bolton, BL1 2AS  
3,174 ft<sup>2</sup> (294.86 m<sup>2</sup>)

- Town centre location
- Ready for immediate occupation
- Opposite to the Market Hall Shopping Centre
- Majority open plan with benefit of separate offices and meeting rooms

## Description

The property comprises a ground floor suitable for either office or retail, it is a mix of open plan and partitioned offices/meeting rooms. This then leads to a basement/lower ground floor, which is open plan offices and two partitioned private offices along with a fitted kitchen and male and female WCs.

The first and second floor offices can be accessed either via a separate entrance off Knowsley Street or through the ground floor offices, these are both open plan offices with first floor having a private office and fitted kitchen and second floor a server room and male and female WCs.

Other benefits include gas central heating, perimeter trunking and CAT V cabling, intercom system and secure roller shutters.

## Location

The subject premises are located on Knowsley Street, opposite to the Market Place shopping centre. This is in close proximity to the inner ring road surrounding the town centre, which is well connected to the A666. The property is also well serviced by a busy bus route, and is situated a 10 minute walk from Bolton train station and Bus Interchange.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) and we calculate the floor areas to provide 294.86 sqm. (3,174 sqft.).

## Lease Terms

Minimum of a 5 year term at £35,000 per annum on a full repairing and insuring lease.

## Planning Use

A2 Financial and Professional Services and B1 office use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £27,975

## Viewing

Viewing by way of appointment through the joint agents:



Miller Metcalfe Commercial

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