



## Fully refurbished Retail Unit - To Let

Ground Floor & Basement, 58 Deansgate,  
Bolton, BL1 1BG  
2,727 sq ft (254 sq m)

- Town centre location
- Ready for immediate occupation
- In close proximity to the Market Place Shopping Centre
- High street retail with basement ancillary



## Description

The premises provides a refurbished shell ground floor retail unit with new shop front and roller shutter, within close proximity to local amenities and fully accessible from the pedestrianised high street which benefits from high footfall.

Below is additional ancillary space provided by the basement level.

## Location

The premises are situated in a prime location on the pedestrianised section of Deansgate in close proximity to other occupiers including Marks & Spencer, Superdrug, Royal Bank of Scotland, Greggs, Santander, Caffé Nero, McDonalds and Market Place Shopping Centre, including shops, restaurants, mini golf and The Light Cinema.

## Accommodation

The retail premises are arranged over the ground floor sales space (1,819 sq ft / 169 sq m) and basement ancillary (918 sq ft / 85 sq m).

## Lease Terms

The premises are available by way of a new effectively full repairing and insuring lease.

Quoting rent £60,000 excl per annum

## Planning Use

A1 Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate.

## Business Rates

Interested parties should make their own enquiries with the Business Rates section of the Local Authority. Rateable Value : £60,000

## Viewing

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK

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Subject to Contract