



(Under Refurbishment) Town Centre Retail Unit - **To Let**

Ground, Basement, first, second and third floors,
12/16 Corporation Street,
Bolton, BL1

- 5,645 sq ft (525 sq m)
- Town centre location
- Ready for immediate occupation
- Located opposite the Market Place Shopping Centre

Description

The property is arranged over 4 storeys, benefits from a double fronted glazed ground floor.

Location

The property occupies a prominent position in Bolton Town Centre and opposite the Market Place Shopping Centre. Nearby occupiers include Sally Salon Services, Scrivens, Timpson, Zara, H&M and Poundstretcher.

Accommodation

The premises are arranged over basement level (945 sq ft / 88 sq m), ground (1,568 sq ft / 146 sq m), first (2,080 sq ft / 193 sq m), second (1,052 sq ft / 98.7 sq m).

All measurements are approximate and have been made in accordance with the RICS Code of Measuring Practice.

Lease Terms

Full repairing and insuring for a term of 5 years

Rent

TBC

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 : £39,950

Viewing

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

Hitchcock Wright & Partners:

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Subject to Contract