



Retail Unit - To Let

Ground Floor & Basement, 4/6 Knowsley Street,
Bolton, BL1 2AH
1,944 sq ft (181 sq m)

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



Description

The property is arranged over ground and basement accessed off Knowsley Street with a fully glazed frontage.

Location

The property occupies a prominent position close to the junction of Deansgate and Oxford Street as well as being close to the entrance to Market Place Shopping Centre. Nearby occupiers include Greggs, Scrivens Opticians, McDonalds, Poundstretcher, Co-op Bank and Halifax Bank.

Accommodation

The premises are arranged over ground (1164 sq ft / 108 sq m) and basement levels (780 sq ft / 73 sq m).

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

Lease Terms

A new 5 year effectively Full Repairing and Insuring lease.

Rent

£25,000 per annum exclusive plus service charge

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 : £32,750 April 2017

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