



GORDON MOON  
PROPERTIES

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## (Fully Refurbished to Shell & Core) Town Centre Retail/Leisure Unit To Let

Ground & Pt First floors

14/16 Corporation Street, Bolton, BL1 2AN  
2,368 sq ft (220 sq m)

- Town centre location next to O2
- Ready for occupation from July 2024
- Located opposite the main entrance to Market Place Shopping Centre



## Description

The property is arranged over 2 floors, ground & part first and benefits from a new 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, Carrs Pasties, H&M and Greggs.

## Accommodation

The premises are arranged over ground (1,568 sq ft / 146 sq m) & first (800 sq ft / 74.32 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

£35,000 per annum excl

## 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.

## Viewing

For viewing and further information please contact

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Subject to Contract