

TO LET

PRIME RETAIL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£61,500 per annum



56 Deansgate / 33-41 Market Street, Bolton BL1 1BG

LOCATION

This unit occupies an absolute prime position fronting Deansgate, with a substantial return frontage to Market Street which leads to the entrance to Market Place Shopping Centre. Retailers within the immediate vicinity include Vodafone, Waterstone's, Caffè Nero and Superdrug. Market Place Shopping Centre also has a strong mix of retailers and leisure occupiers including Next, Primark, H&M, Zara, Costa and the Light Cinema.

ACCOMMODATION

The premises are arranged over ground and three upper floors and provide the following approximate areas and dimensions:-

Gross Frontage	8.5 m	(28')
Return Frontage	16 m	(52'5")
Ground Floor Sales	146.9 sq.m.	1,582 sq.ft.
First Floor Sales	146.1 sq.m.	1,573 sq.ft.
Second Floor	148.4 sq.m.	(1,598 sq.ft.)
Third Floor	18.4 sq.m.	(198 sq.ft.)

All measurements are approximately and have been made in accordance with the RICS Code of Measuring Practice. Floor plans available upon request.

PROPOSED LEASE

A new 10 year effective Full Repairing and Insuring Lease, at a rent of £61,500 per annum exclusive.

BUSINESS RATES

We are advised that the premises have a Rateable Value of £49,250 per annum as at April 2026. Interested parties are advised to verify this information with the Local Rating Authority.

VAT

All prices, outgoings and rentals are exclusive of but are liable for VAT.

EPC

Certificate Number: 6620-1398-2657-3432-1487
Energy Performance Asset Rating: 46-B

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

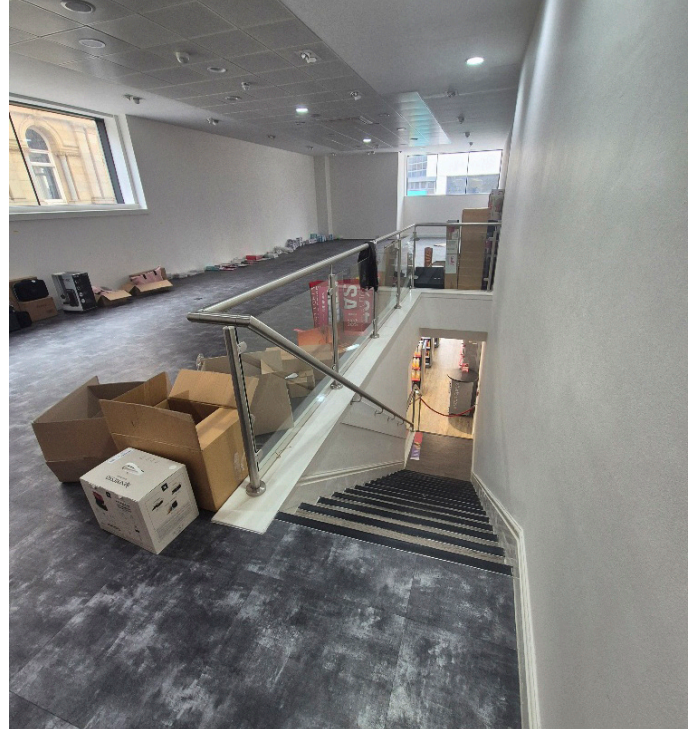
Tel. No. 0151 227 3400
E-mail: johnbarker@hwardp.co.uk

Subject to Contract

Details Prepared January 2026

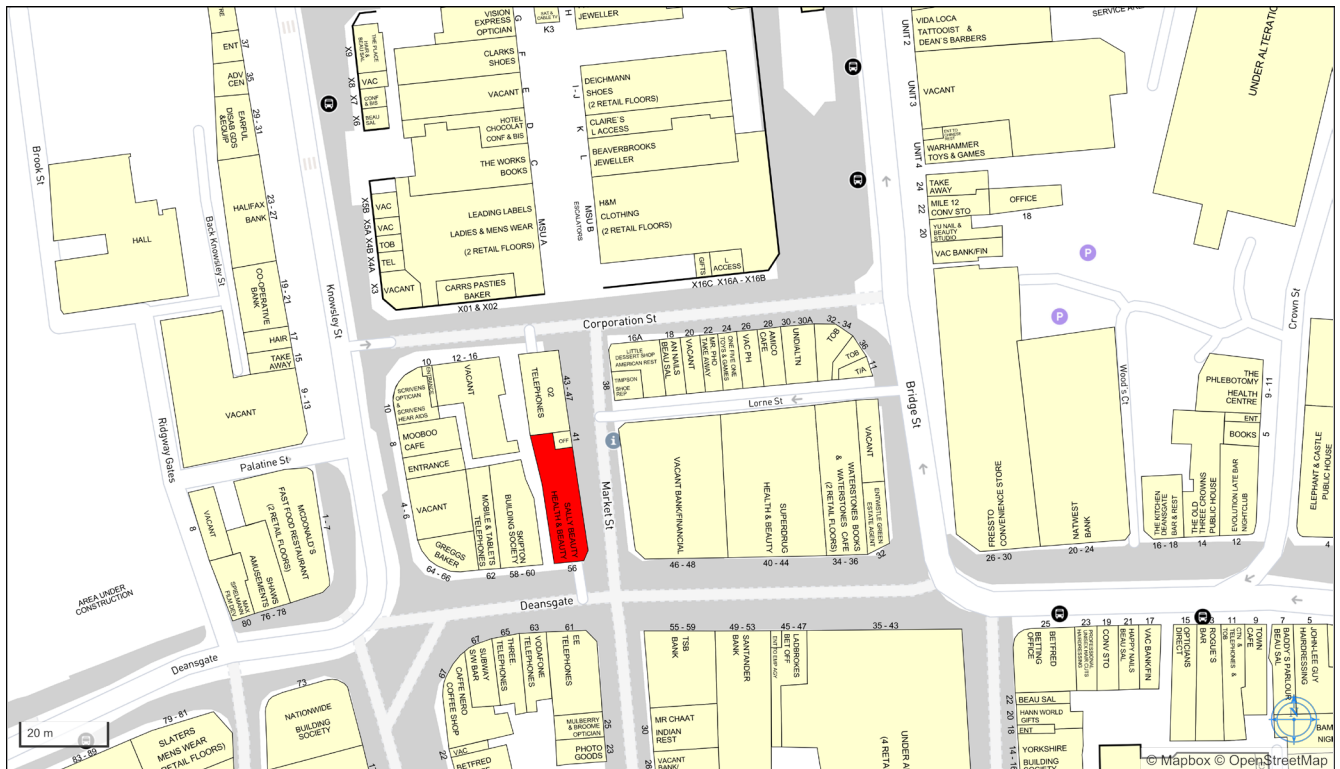


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Bolton (Organisation)

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