

REFURBISHED SHOP UNIT TO LET

58 - 60 DEANSGATE

BOLTON, BL1 1BG



LOCATION

The premises are situated in a prime location on the pedestrianised section of Deansgate in close proximity to other occupiers including Marks and Spencer, Sally Cosmetics, Superdrug, Royal Bank of Scotland, Greggs, EE, Vodafone, Cafe Nero, McDonalds and Market Place Shopping Centre which has undergone alterations to include restaurants and The Light Cinema.

ACCOMMODATION

The retail premises are arranged over ground floor and basement. In shell condition ready to receive tenants fit out.

Ground Floor Sales	166.4 sq m	(1,813 sq ft)
Basement Ancillary	100.4 sq m	(1,080 sq ft)

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term of 10 years.

RENT

£69,500 per annum exclusive.

EPC

EPC Certificate Ref. No. 0790-2234-1030-6400-2903

Energy Performance Asset Rating: E-101

BUSINESS RATES

Rateable Value (April 2017)

Ground Floor & Basement	£60,000
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Interested parties are advised to make their own enquiries with the Local Authority.

Tel.No. (01204) 331 730

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation of documentation any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of, but are subject to the addition of VAT.

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:

John Barker or Matt Kerrigan, Hitchcock Wright & Partners.

Ref: JCB/MRK

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared January 2020

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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