

RETAIL TO LET

4/6 KNOWSLEY STREET

BOLTON BL1 2AH

INCENTIVES
AVAILABLE



LOCATION / DESCRIPTION

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 Rhode Island Coffee, Furness Building Society, McDonalds, Poundstretcher, Co-op Bank and Halifax Bank.

ACCOMMODATION

The premises provide attractive retail space at ground and basement with the following approximate dimensions and net internal floor areas:-

Frontage	35'4"	(10.8 m)
Return Frontage	12'6"	(3.8m)
Ground Floor Sales	1004 sq ft	93.00 sq m
Ancillary	160 sq ft	14 sq m
Basement Sales	780 sq ft	72 sq m

LEASE

The property is available by way of a new effectively full repairing and insuring lease to incorporate 5 yearly rent reviews.

RENT

£33,000 per annum exclusive.

BUSINESS RATES

The premises have a rateable value of £45,000.

As of April 2017: £32,750

EPC

Energy Performance Certificate No: 0030 6982 0372 8113 2080

Energy Performance Asset Rating: D/86

LEGAL COSTS

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

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be 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 Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

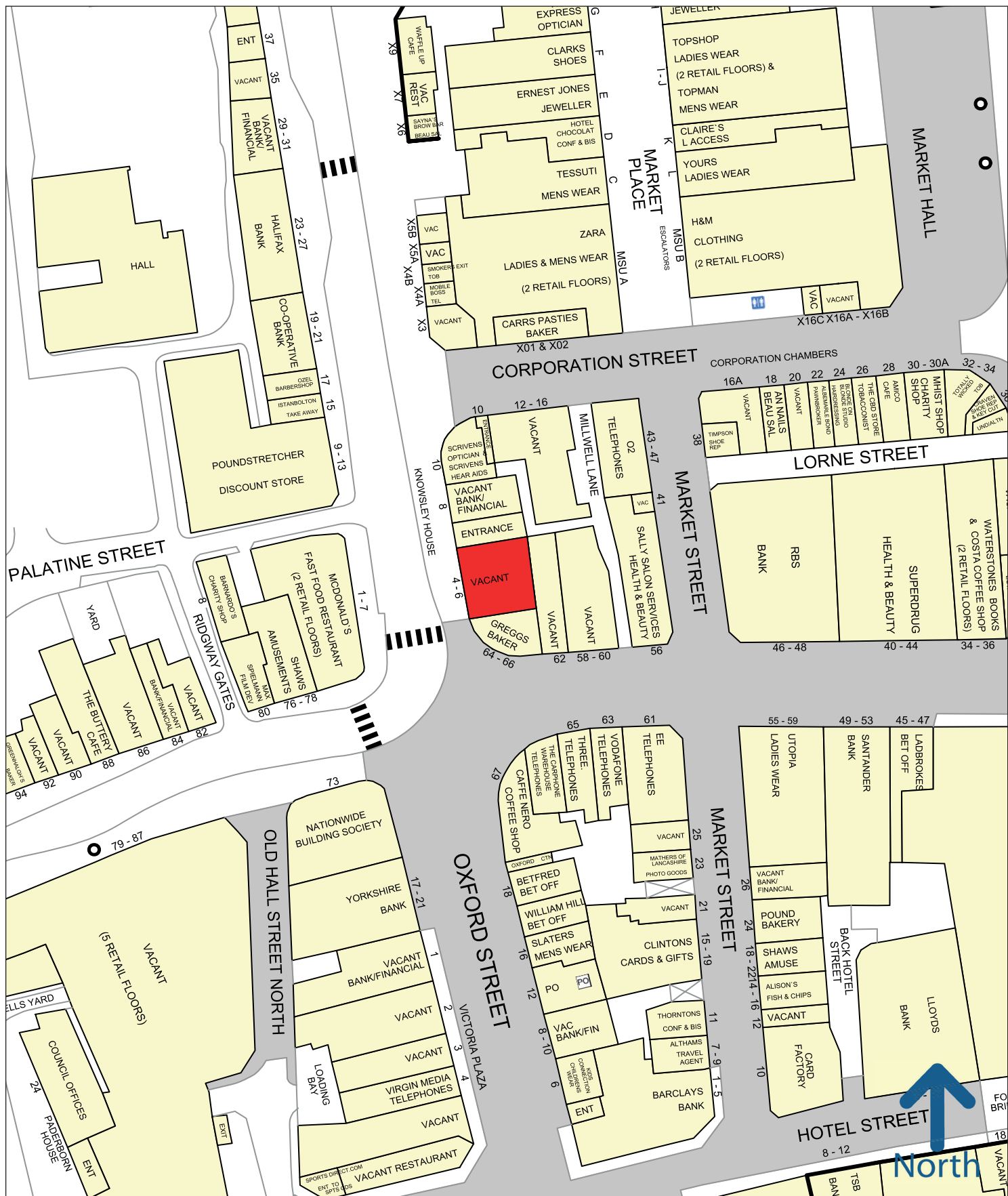
Subject to Contract

Details updated 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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