

RETAIL UNIT TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£27,500 per annum



4/6 KNOWSLEY STREET, BOLTON BL1 2AH

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, Scrivins Optician, McDonalds and Cafe Nero.

ACCOMMODATION

The premises provide attractive space at ground floor refurbished with new shop front, entrance, suspended ceiling and lighting. White boxed ready for occupation.

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

£27,500 per annum exclusive.

VAT

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

UNIFORM BUSINESS RATES

The premises have been assessed having a rateable value of £31,500 as at April 2026. Subject to adjustment.

EPC

Certificate Number: 5977-7571-6685-4989-4953
Energy Performance Asset Rating: D/77

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 John Barker of Hitchcock Wright & Partners.

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

Subject to Contract

Details Prepared September 2026

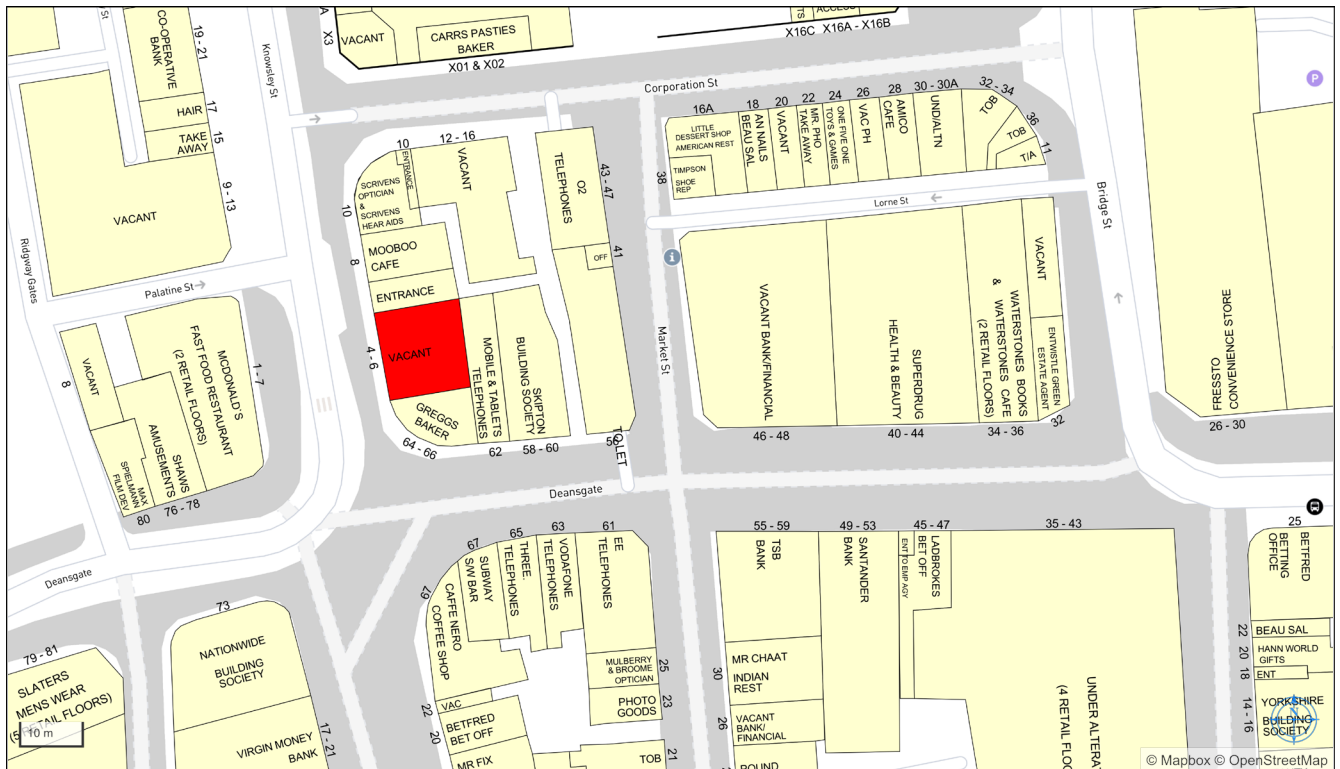


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Bolton (Organisation)

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