



www.toletbolton.co.uk

3000 SQFT GROUND FLOOR RETAIL UNIT IN BOLTON TOWN CENTRE



£20,000 Per Annum

- 3000 sqft ground floor retail space
- 2600 sqft of prime retail space
- 2000 sqft basement area with office
- Ample wash rooms and store areas
- Stunning and historic building set in Bolton Town Centre
- Grade 2 Listed

To Let Bolton | Westgate House | Westgate Avenue | Bolton | Greater Manchester | BL1 4RF

Telephone: 01204 282 122 | Email: info@toletbolton.co.uk

TO LET BOLTON

www.toletbolton.co.uk

26-28 Bradshawgate
Bolton Town Centre
Greater Manchester
BL1 1DG

Property Ref: FLY-FLUTE-BOLT

Description:

A 3000 sqft town centre retail premises available to rent, with a 2000 sqft basement area. The building is one of the most decorative and impressive within Bradshawgate and is grade 2 listed (list entry number: 1387932) available to rent, The landlord will consider a split.

Important Information:

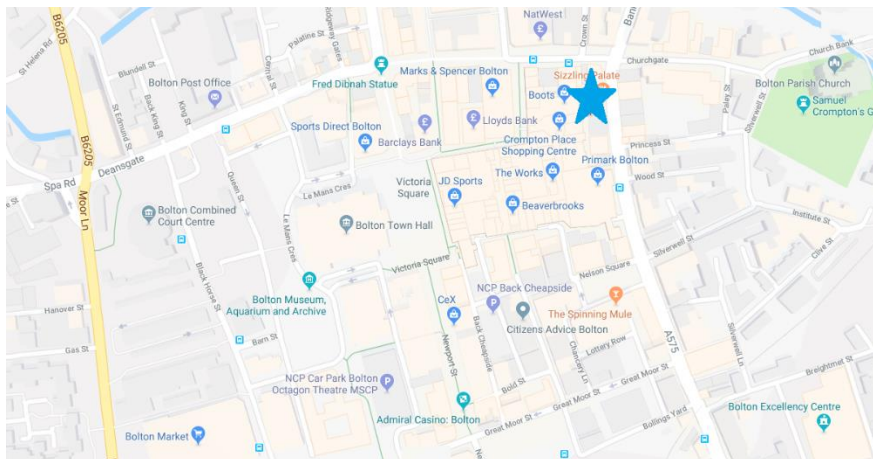
Measurements:	3000 sqft (approx)
Usage	Subject to relevant consents
Annual Rental	£20,000
Deposit	£5000
Building Insurance	to be confirmed
Electric	Own meter
Gas	Own meter
Water Rates	Own meter
Lease type	FR&I
Lease Term	To be negotiated



VAT Available We have been advised the building is exempt from VAT
Immediately

Rateable Value for 2018 Under review

Location



Floorplan

