



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL



To Let – Ground Floor Retail Premises

16 Oxford Street, Bolton, BL1 1RF

837 ft² (77.8m²)

- Good retail frontage
- Located along a busy retail parade
- Pedestrianised area of Bolton Town Centre
- Located close to National Occupiers
- Additional upper floor accommodation available if required
- Suitable for a variety of uses subject to planning permission



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Description

The subject property is a ground floor double fronted retail premises with a large open sales area.

The unit is in a shell condition ready for tenant fit out. for tenant fit out.

Location

The subject premises occupy a strong retailing position on the pedestrianised Oxford Street in the heart of Bolton town centre on a very busy link between Victoria Square and Market Place Shopping Centres.

Neighbouring occupiers include Santander, Virgin Media, The Post Office, Caffe Nero, The Carphone Warehouse, McDonalds, Nationwide and Betfred

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we calculate the floor areas to be 77.8 m² (837 ft²)

Rent and Lease Terms

£20,000 Per annum payable exclusive of all other outgoings payable quarterly in advance.

Full repairing and insuring terms for a term to be agreed subject to contract

EPC

A copy of the EPC is available on request.

VAT

VAT is at the prevailing rate.

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

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