



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL



## To Let – Retail, Commercial

**Bank Street, Bolton, BL1 1TS**

**2199 ft<sup>2</sup> (204.3m<sup>2</sup>)**

- Town Centre location
- Close proximity to the proposed Church Wharf development
- Within walking distance of The Market Hall and Crompton Place Shopping centres.
- Suitable for a variety of uses subject to planning permission.



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## Description

The subject property is a three storey retail building located in a prominent position in Bolton Town Centre.

The property was previously used as a hair and beauty salon occupying Ground, first floor and basement with the top floor used for storage.

The ground floor provides a large open retail area with a return frontage. There is a large open plan basement area which also provides kitchen and WC facilities. The first floor accommodation provides an open plan area with two smaller beauty rooms with kitchen and WC facilities. The upper floor provides an open plan area with WC facilities.

## Location

Positioned on one of the main thoroughfares in Bolton town centre which links with the A666 and the inner ring road, and ultimately leads to the national motorway network. The property is also within walking distance of Bolton train station that links to Manchester city centre, Blackburn, Preston and Manchester airport.

Bank Street will undoubtedly benefit from the £1bn regeneration masterplan for Bolton town centre with Church Wharf identified as one of the five key areas earmarked for development. The proposals include approximately 500 new homes, a new access road as well as a pedestrian route along the River Croal.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 2199 ft<sup>2</sup> (204.3m<sup>2</sup>)

## Rent and Lease Terms

£15,000 per annum

Excluding all other outgoings on a full repairing and insuring lease for a term to be agreed.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate.

## Viewing

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

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