



Retail/Takeaway Unit To Let

Unit 1, The Picture House

Bradshawgate, Bolton, BL1 1QD

Retail TO LET

1,347 sq ft

(125.14 sq m)

- Previously trading as a takeaway unit
- Prominent location
- Open plan layout

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Summary

Available Size	1,347 sq ft
Passing Rent	£10,000 per annum
Premium	Nil
Rates Payable	£10,752 per annum
Rateable Value	£21,000
Service Charge	£750 per annum
VAT	Applicable
EPC Rating	Upon Enquiry

Description

The property provides an open plan ground floor retail unit with residential flats above accessed from the side of the building. There is a car park located at the rear beneath the residential flats, furthermore there is free parking on the side streets to the rear of the property. The unit benefits from an attractive glass frontage onto Bradshawgate.

Location

The property is located on Bradshawgate (A575) which is a main arterial road through Bolton Town Centre. Bolton train station is just a 5 minute walk and there various bus routes serving the local area.

This part of Bradshawgate is on the edge of Bolton Town Centre and hosts a range of national and local retailers, pubs, bars, cafes and Take Aways. Notable local operators include, Primark, Whetherspoon's and Urban Student Life amongst many independent operators.

Accommodation

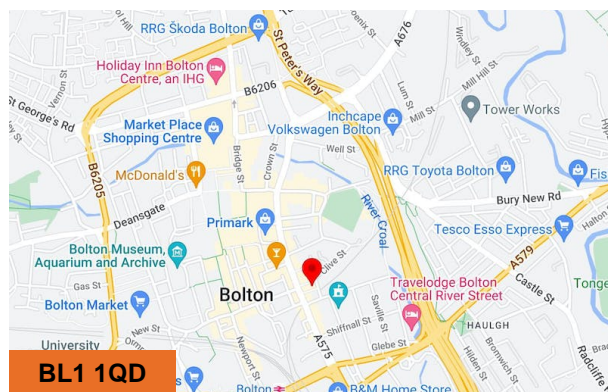
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,347	125.14	Available
Total	1,347	125.14	

Terms

Available by way of an Assignment of the existing lease, due to expire 8th November 2030. There is a break date on 9th November 2025, and an outstanding rent review, dated 9th November 2020.

Alternatively the premises may be available by way of a new Sub Lease on terms to be agreed.



Viewing & Further Information



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