

RETAIL WAREHOUSE - TO LET

BOLTON | UNIT 1 | MANCHESTER ROAD | BL2 1HA

Mason
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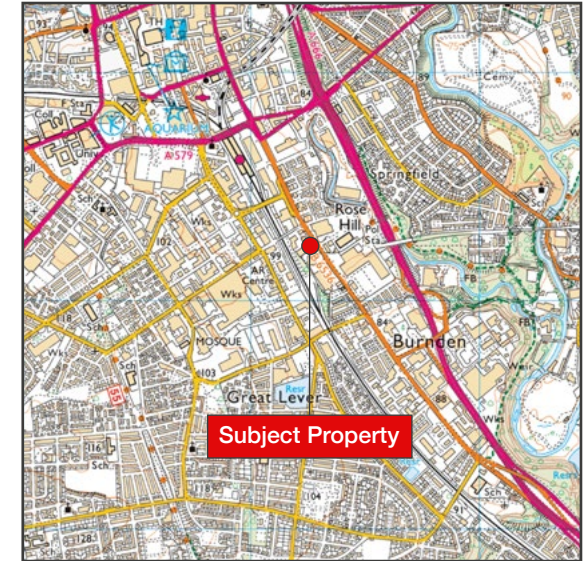
LOCATION

Bolton is a large town within the Greater Manchester conurbation, approximately 12 miles northwest of Manchester (30 minute drive) with a population of 285,000.

Bolton is served by excellent road communications being positioned close to the M60, M62 and M66 motorways.

Manchester Road is a well established retail warehousing location leading from the southern edge of the town centre. Central Retail Park and Burnden Park Shopping Centre are represented along with other retail accommodation.

It is estimated that some 25,000 vehicles pass by the subject site on a daily basis.



SITUATION

The subject property is located adjacent to a Lidl Supermarket prominently fronting Manchester Road.

The premises sit directly opposite Burnden Park Shopping Centre, anchored by an Asda superstore with other retailers including Home Bargains, Gymfinity Kids, Abakhan, Greggs, Barnados, Subway and Co-op Travel.

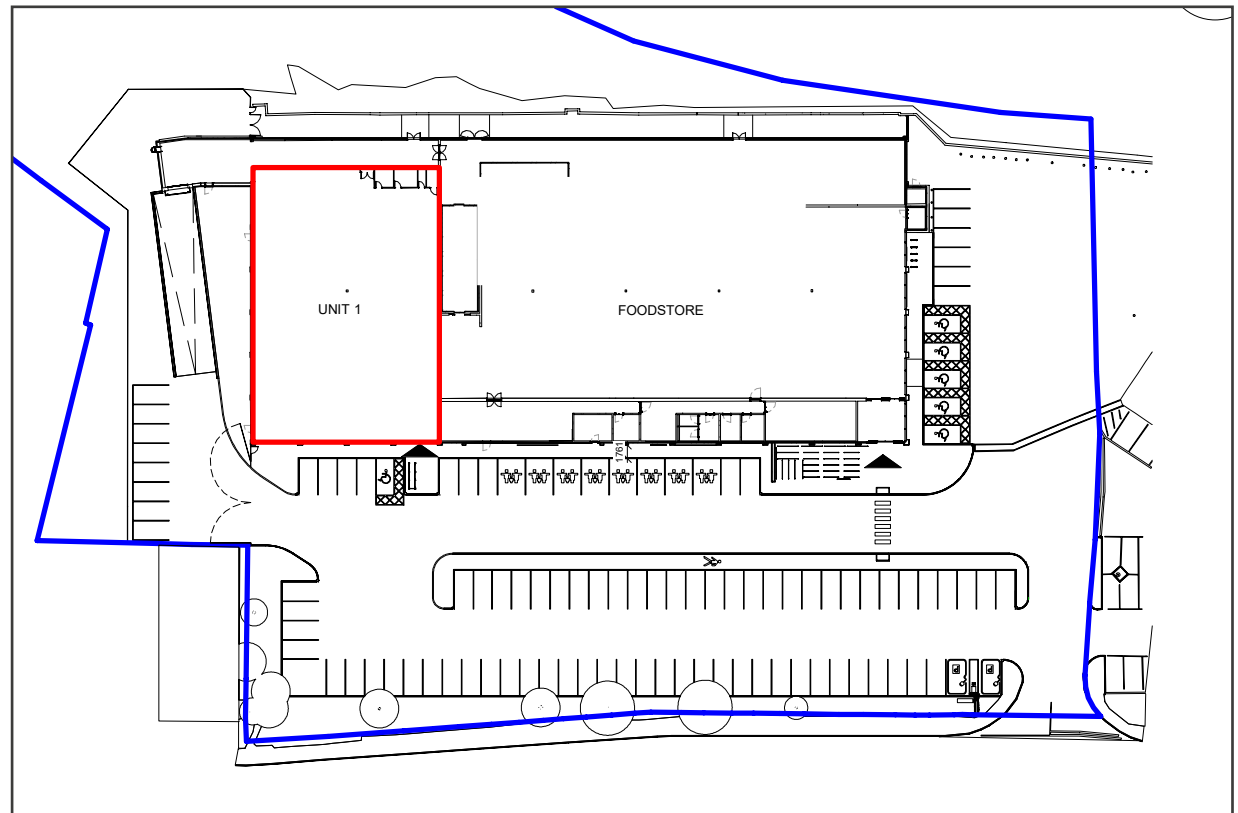
ACCOMMODATION

The subject property comprises well configured accommodation positioned the left hand side of a Lidl supermarket which benefits from a shared car park providing 100 spaces to the front and side.

The premises benefits from shared goods loading access and have a height to haunch of 6.6m.

The subject property comprises the following approximate floor areas:

Ground Floor GIA	9,034 sq ft	839 sq m
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TERMS

Subject to formal vacant possession, the premises are available to let by way of a new full repairing and insuring lease for a terms of years to be agreed.

RENT

£100,000 pax.

RATES

The premises have a rateable value of £66,480.

Interested parties are advised to make their own enquiries with Bolton Metropolitan Council to verify this on 01204 333 333.

PLANNING

We understand that the subject premises benefit from a Class E planning consent.

Interested parties are advised to make their own enquiries with Bolton Metropolitan Council on 01204 333 333.

EPC

An EPC is available on request.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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