



(Full Refurbishment complete July '24) Town Centre Retail/Leisure Unit **To Let**

Ground & Pt First floors

14/16 Corporation Street, Bolton, BL1 2AN

2,368 sq ft (220 sq m)

- Town centre location next to O2
- Ready for occupation from July 2024
- Located opposite the main entrance to Market Place Shopping Centre

Description

The property is arranged over 2 floors, ground & part first and benefits from a new double fronted glazed ground floor.

Location

The property occupies a prominent position in Bolton Town Centre and opposite the Market Place Shopping Centre. Nearby occupiers include Sally Salon Services, Scrivens, Timpson, Carrs Pasties, H&M and Greggs.

Accommodation

The premises are arranged over ground (1,568 sq ft / 146 sq m) & first (800 sq ft / 74.32 sq m).

All measurements are approximate and have been made in accordance with the RICS Code of Measuring Practice.

Lease Terms

Full repairing and insuring for a term of 5 years

Rent

£35,000 per annum excl

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

Business Rates

Interested parties should make their own enquiries with the Business Rates section of the Local Authority.

Viewing

For viewing and further information please contact Gordon Moon Properties,
01204 363541,
info@gordonmoonproperties.com

Subject to Contract