

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

W: [www.spencercraig.com](http://www.spencercraig.com)

## RETAIL PREMISES TO LET

- EDGE OF TOWN CENTRE LOCATION
- OPPOSITE BOLTON BUS INTERCHANGE
- SUITABLE TO VARIOUS CLASS E USES
- WOULD SUIT GROCERY/NEWSAGENTS USE

**UNIT 6, GREAT MOOR STREET, BOLTON, BL1 1NH**



All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



<b>LOCATION</b>	<p>Edge of Town Centre retail premises situated on Great Moor Street opposite Bolton bus interchange and close to its junction with Bradshawgate.</p> <p>The main town centre shopping area is within walking distance with the building also being close to the new residential developments along Bradshawgate. Bolton train station is located nearby and the Great Moor Street does benefit from good footfall due to its proximity to both the bus interchange and train station.</p>
<b>DESCRIPTION</b>	<p>The ground floor lock up shop is approx. 728 sq ft (67.6 m2) provides open plan sales accommodation and was last used as a newsagents and convenience store.</p> <p>Electrical protection roller shutter to the front elevation. Internally rear WC and staff area. The sales area could be expanded slightly by removal of a rear partition wall.</p>
<b>TERMS &amp; RENT</b>	<p>The premises are offered to let upon a new full repairing and insuring lease, terms to be agreed incorporating rent reviews at appropriate intervals. The tenant to be responsible for the shop front.</p> <p>Rental £16,000 per annum. The rental will be payable quarterly in advance and is quoted exclusive of VAT.</p>
<b>PLANNING &amp; RATING</b>	<p>It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority. Interested parties are advised to make their own planning enquiries with the Local Authority.</p> <p>The current Rateable value for these premises is £12,000.</p>
<b>EPC</b>	<p>(Copy upon request).</p>
<b>VIEWING</b>	<p>Strictly by appointment :</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU</p> <p><b>Tel 020 8498 9292</b></p>
	<p><b>NB. All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representative as to their accuracy.</b></p>