



Bolton – 7 Newport Street, BL1 1NE

Contact us on:

0161 431 0660

Location

The property is situated on the recently refurbished and regenerated pedestrianised section of Newport Street, close to Victoria Square. There are a number of local and national occupiers in the vicinity such as **Savers, Poundland, Game, Subway, CEX** and **Greenhalghs**. The property is in close proximity to several NCP car parks and Bolton train station is located within a 5-minute walk.

Car Parking

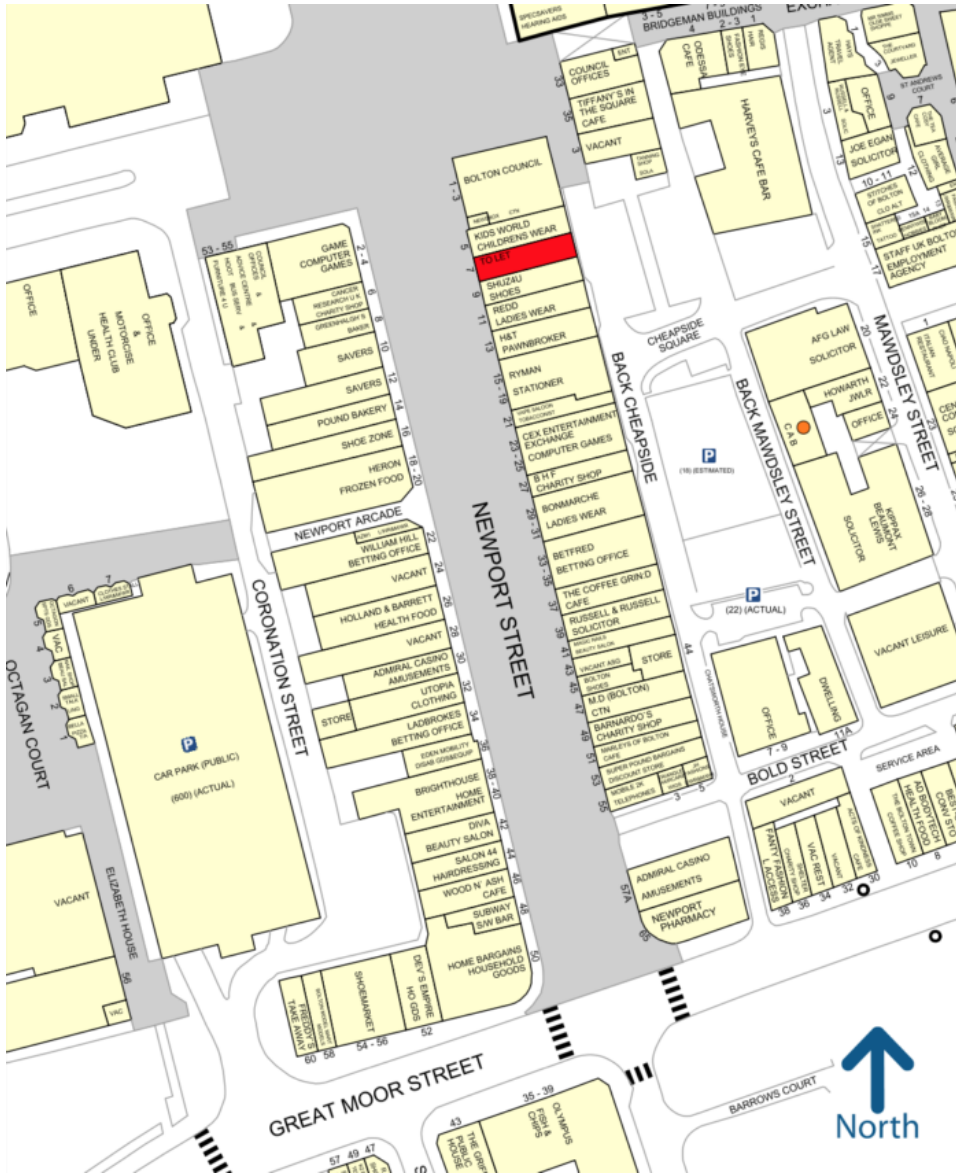
There is a large multi storey NCP car park adjacent to the premises.

Accommodation

The premises comprise a ground floor retail shop with ancillary storage and staff areas above, providing the following net internal floor areas:

Ground Floor	921 sq ft	85.6 sq m
Ground Floor Anc	55 sq ft	5.11 sq m
First Floor	680 sq ft	63.17 sq m
Second Floor	705 sq ft	65.49 sq m

Goald Plan



Lease

The premises are available on a new FRI lease for a term to be agreed.

Energy Performance Certificate

An EPC is available upon request.

Rent & Review

£22,500 per annum exclusive of business rates, service charge and insurance.

Business Rates

The Valuation Office has confirmed that the premises are assessed for rating purposes, as follows:

Rateable Value (2017): £30,250

Rates Payable (20/21): £0.

Viewing

Strictly by arrangement via Hynes Illingworth:

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