



**CENTRAL STREET
BOLTON
BL1 2AB**

**TOWN CENTRE TRADE COUNTER
5,345 SQ FT (496.6 SQ M)
FOR SALE / TO LET**

LOCATION

Bolton is located in Greater Manchester, 10 miles northwest of Manchester. The Metropolitan Borough has a population of 262,400. The property is located within the town centre, and is 2 miles from the Hall I' th' Wood railway station and just off the main pedestrianised shopping area. In the immediate vicinity there is an open car park and a number of national retailers including Beales Department Store, Cash Converters, Blue Boar PH and Premier Stores.

DESCRIPTION

The subject property comprises a warehouse / industrial unit with ancillary basement and mezzanine areas.

The warehousing is of steel portal frame construction under a pitched roof incorporating translucent roof panels and brick elevations. The interior provides a concrete floor, fluorescent lights and gas fired warm air heating (not tested).

ACCOMMODATION

According to our calculations, the property benefits from the following gross internal floor areas:

| | |
|--|------------------------------------|
| GROUND FLOOR | 3,520 sq. ft. |
| BASEMENT | 400 sq. ft. |
| MEZZANINE | 1,425 sq. ft. |
| TOTAL GROSS INTERNAL FLOOR AREA | 5,345 sq. ft. (496.6 sq. m) |

TERMS

LEASEHOLD - The property is available on a new Full Repairing and Insuring lease for a period of years to be agreed at an asking rent of £22,500 per annum exclusive.

FREEHOLD - Terms Available Upon Application

Subject to Contract



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