

BOLTON

6 Newport Street TO LET

Location

The premises are located on the busy pedestrianised Newport Street in the heart of Bolton town centre.

The property is adjacent to **The Coffee House** and other occupiers within the near vicinity include **Savers**, **Shoe Zone** and **Holland & Barrett**. Newport Street is a major pedestrian thoroughfare leading to the town's transport interchange on the corner of Newport Street and Great Moor Street.

Accommodation

The property is arranged on ground, first and second floors, providing the following approximate areas:

Ground Floor	643 sq ft	59.7 sq m
First Floor Ancillary	386 sq ft	35.9 sq m
Second Floor	526 sq ft	48.9 sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£27,500 per annum exclusive.

EPC

The Energy Performance asset rating is Band E 108.



VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Bolton Council confirm the property is assessed as follows:

Rateable Value (April 2023) £21,500

Interested parties are advised to make their own enquires on 01204 331730.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through
Llyr Emanuel of Emanuel Oliver, 07795 348079
llyr@emanueloliver.com or our joint agents
Barker Proudlove on 0161 631 2852.

