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**TO
LET**



GROUND FLOOR PREMISES

151.7 m² (1,633 ft²)

**73-75 Bradshawgate
Bolton
BL1 1QG**

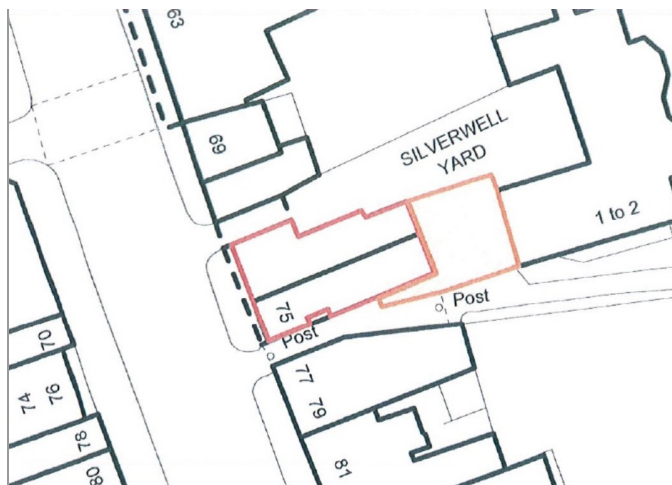
- Extensive Open Plan Accommodation
- Highly Visible Situation
- To Let By Way Of Assignment

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Location

The subject property is prominently located fronting Bradshawgate (A575) close to its junction with Silverwell Street and opposite Nelson Square.

Nearby occupiers include Arthur Morris Tobacconist, Pearson Ferrier Estate Agents and The Dragonfly public house as well as both private and student residential accommodation.

Description

The property comprises the ground floor of a larger two storey detached property benefiting from extensive glazed shopfront to the Bradshawgate frontage.

Internally, the premises provide extensive open plan sales to the front together with ancillary office and staff accommodation to the rear. The unit is well fitted in keeping with its previous use as an estate agency benefiting from a suspended ceiling with integral light fittings and being decorated and carpeted throughout.

To the rear we understand that there are 3 designated car parking spaces.

Accommodation

The property extends to an approximate net internal area (NIA) of 151.7 m² (1,633 ft²).

Services

We understand the premises benefit from mains connection to gas, electricity, water and drainage.

Rating Assessment

The premises have a current Rateable Value of £24,250.

Interested parties are recommended to make their own enquiries with the rating department at Bolton Council (tel. 01204 331730)

Planning

We understand that the premises benefit from a planning use within Class A2 (financial and professional services) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are however, recommended to make their own enquiries with the planning department at Bolton Council (tel. 01204 336000)

Terms

The premises are available by way of assignment of the existing lease which expires on 31 January 2020. The current passing rent is £22,500 per annum.

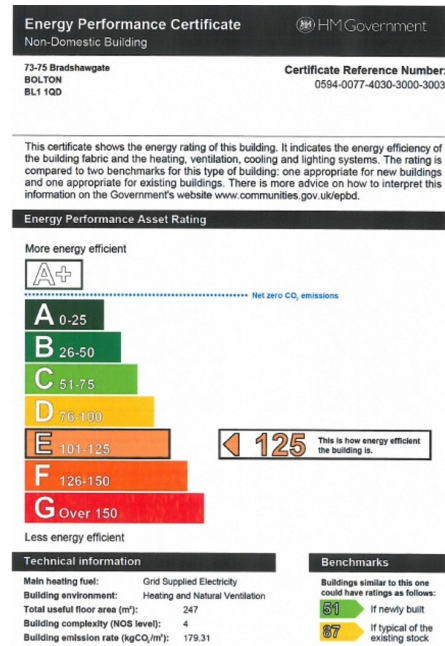
Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

All rentals are quoted of, but may be liable to, VAT at the standard rate.

Energy Performance Certificate



Legal Costs

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk