

PRIME RETAIL UNIT TO LET

30 HOTEL STREET, BOLTON

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Over 26,000 sq ft of sales**
- **Prime Bolton trading location**
- **Subdivision considered**

LOCATION

The property is situated in a prime location and in a prominent corner position at the junction of Hotel Street and Mealhouse Lane. The unit also has a dual entrance into Crompton Place, one of the main covered Shopping Centres in the town with access from both the street and the centre.

The unit is adjacent to **Boots** and is situated opposite **M&S**.

Retailers in close proximity include **Lloyds, Wilko, and Primark**.

TENURE

The property is available on a new effectively FRI lease for a term to be agreed.

RENT

On application.

ACCOMMODATION

We have been provided with the following approximate floor areas:

Ground Floor Sales	1,243 sq m	13,379 sq ft
First Floor Sales	1,228 sq m	13,218 sq ft
Second Floor Ancillary	686 sq m	7,384 sq ft

Please contact us for further information on sub-division options.

EPC

An EPC can be made available upon request

SERVICE CHARGE

£ 93, 573 per annum (currently being challenged).

RATES

2017 Rateable Value £305,000

Interested parties should verify the rates payable and with the Bolton Council (01204 333 333).

COSTS

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

Subject to Contract & Vacant Possession



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

0207 182 7485

Vincent@fawcettmead.co.uk

Or through joint agents:

Barker Proudlove

0161 631 2855

FAO Gary Crompton

30 HOTEL STREET, BOLTON



Bolton



50 metres

Experian Goad Plan Created: 22/05/2017
Created By: Fawcettmead



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