

Lot 40, 38 Bridge Street, Bolton,
Lancashire BL1 2EH

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Substantial Town Centre Retail and Development Opportunity

www.acuitus.co.uk

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Property Information

Substantial Town Centre Retail and Development Opportunity

- Substantial retail premises - approx. 2,634.6 sq m (28,358 sq ft)
- May suit alternative uses
- Previously let to Argos at £212,500 pa
- Prominent corner position close to Market Place Shopping Centre and Crompton Shopping Centre
- Nearby occupiers include Marks & Spencer, Primark, Boots the Chemist, JD Sports, Poundland and WHSmith.

Lot

40

Auction

27th March 2025

Vacant Possession

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles	10 miles north west of Manchester
Roads	A58, A666, M6, M60, M61, M62
Rail	Bolton Railway Station
Air	Manchester Airport

Situation

The property is prominently situated on the corner of Bridge Street and Bow Street in Bolton town centre, directly opposite Market Place Shopping Centre and a short walk from Crompton Place Shopping Centre where retailers include Costa Coffee, H&M, River Island, Next, The Entertainer and Clarks. Other nearby occupiers include Marks & Spencer, Primark, Boots the Chemist, JD Sports, Poundland and WHSmith.

Tenure

Long Leasehold. Held for a term of 109 years from 20/09/2012 at a current ground rent of £28,540 pa, subject to 5 yearly upward only rent reviews to the higher of rent passing or 12.99% of OMV. The next rent review due is September 2027 - please see the head lease.

Description

The property comprises a substantial former variety store arranged over the ground and first floors benefitting from a rear loading area.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Possession
Ground First	Retail Ancillary	1,144.99 1,470.61	(12,235) (15,830)	VACANT POSSESSION
Total		2,615.60	(28,155)	

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