

55-59 Deansgate and 26-28 Market Street Bolton, Greater Manchester BL1 1HQ

lot 53

Freehold Retail Opportunity

- Prominent corner position in pedestrianised retailing centre
- Situated on route between the town's two main shopping centres
- Nearby occupiers include Marks & Spencer, RBS, Barclays, H & M, Zara, Waterstones, Superdrug and McDonald's

Rent
Peppercorn
(1)



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Location

Miles: 12 miles north-west of Manchester
Roads: A58, A666, M6, M60, M1, M62
Rail: Bolton Railway Station
Air: Manchester Airport

Situation

The property is prominently situated on the corner of Deansgate and Market Street, in Bolton's prime pedestrianised retail centre and benefits from being on route between Market Place Shopping Centre and Crompton Place Shopping Centre. Nearby occupiers include Marks & Spencer, RBS, Barclays, H & M, Zara, Waterstones, Superdrug and McDonald's.

Description

The property comprises retail accommodation on the ground, part basement and first floors and ancillary accommodation on the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent
Basement	Retail/Ancillary	297.00 sq m	(3,197 sq ft)	BNK FASHION LTD	6 months from 02/03/2015 (14 day mutual option to determine)	Peppercorn (1)
Ground	Retail	348.30 sq m	(3,750 sq ft)			
First	Retail/Ancillary	340.50 sq m	(3,666 sq ft)			
Second	Ancillary	337.10 sq m	(3,629 sq ft)			
Totals		1,322.90 sq m	(14,242 sq ft)			

(i) The tenant occupies the property at nil rent to mitigate the landlord's rate liability.

For further details please contact:

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