



RETAIL UNIT TO LET

**Unit 2B2 Central Retail Park,
Bolton BL2 1HQ**

Assignment / Sublease

Location

Central Retail Park is located to the south of Bolton town centre, occupying a highly prominent and accessible position on the northern end of Manchester Road (B6536) – on the corner of Trinity Street – which links directly to St Peter's Way dual carriageway (A666).

Description

The retail park comprises two individual terraces of retail warehouse accommodation arranged fronting communal customer car parking for 305 vehicles.

The retail park is anchored by a 30,000 sqft B&M Homestore. The subject unit is situated directly adjacent to The Salvation Army and other occupiers include Iceland Foods and Pets at Home.

Accommodation

The premises comprise the following approximate floor areas:

Demise	Sq m	Sq ft
Ground Floor Area	501	5,392

Tenure

The premises are held on an effectively full repairing and insuring lease for a term due to expire on the 6th August 2030. The lease is subject to a tenant break option on 11th January 2024. The lease is subject to rent review on the 12th January 2026.

Rent

The passing rental is £40,000 per annum exclusive.

Service charge

There is a service charge payable of £5,392 capped at £1.00 sq ft.

Rates

From verbal enquiries we understand the premises are assessed as follows:

Rateable Value – **£53,500**

Rates payable (2021/22) – **£27,392**

Interested parties are advised to make their own enquiries with the local authority to verify this information.

Planning

The Unit benefits from Open Class E food and non-Food planning consent.

VAT and costs

All prices, premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each Party is to be responsible for their own legal costs incurred in any transaction.

EPC

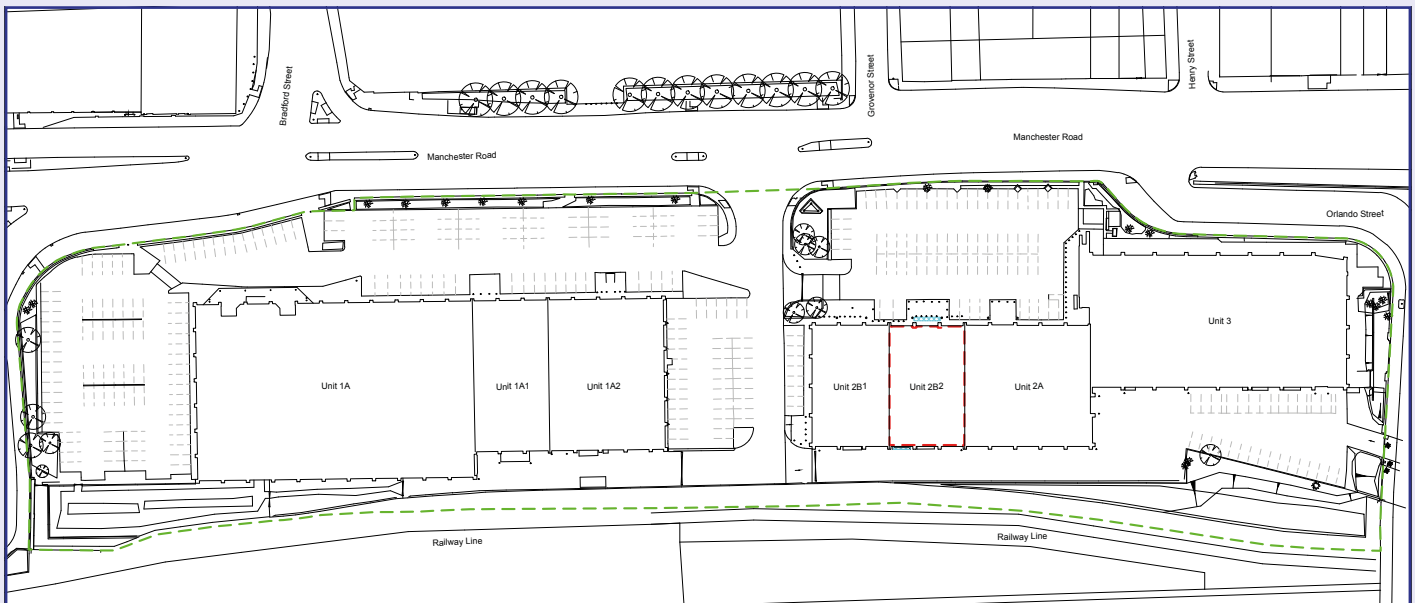
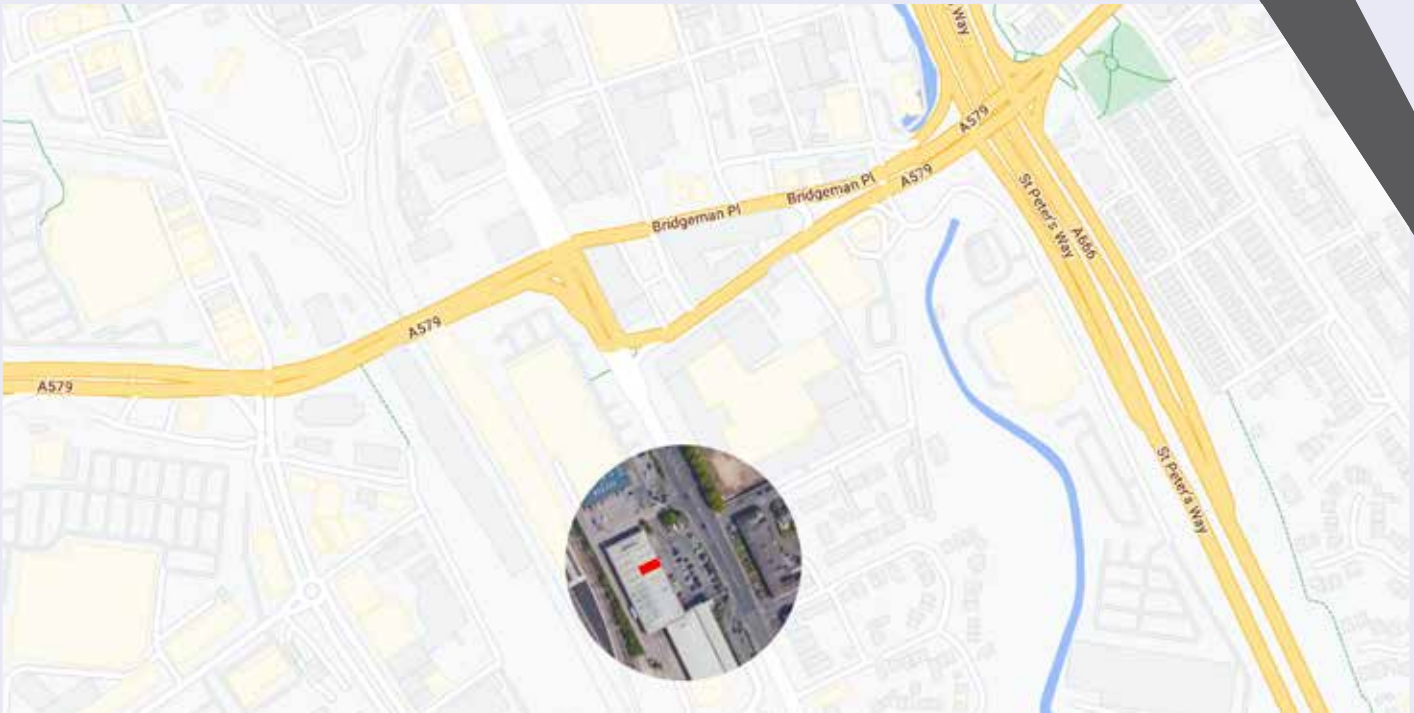
An EPC will be made available upon request.

Viewing strictly through the letting agent

James Harrocks

Call 07768 857688 or email james@harrocks.co.uk
Visit www.harrocks.co.uk

Unit 2B2 Central Retail Park, Bolton BL2 1HQ



Misrepresentation Act. © Harrocks Commercial Property Ltd

Disclaimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ("HCP") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of HCP or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of HCP has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HCP shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

Viewing strictly through the letting agent

James Harrocks

Call 07768 857688 or email james@harrocks.co.uk
Visit www.harrocks.co.uk