

**REF: 4323**

**RETAIL PREMISES  
FOR SALE OR TO LET**



**44 BRIDGE STREET, BOLTON, BL1 2EG.**

Prominent town centre location, close to Bolton Market Hall, Argos etc. Retail sales shop currently utilised as a retail sales to basement and ground floor with storage / office accommodation to the first and second floors.

Suitable for a variety of trades (subject to the necessary planning consents).

44 Bridge Street, Bolton.

The accommodation briefly comprises:

***Ground floor:***

Sales Shop: Varying in width between 13'6 & 15'5 x max depth 62'9, with kitchen area and wc off.

***Basement:***

Sales area: 48'6 x 15'6 at widest part.

Store: 13'7 x 19'2

***First Floor:***

Room: 29'7 x 15'8 approx

***Second Floor:***

Room: 29'8 x 15'7 approx (note, previously used for living accommodation).

**Lease:** Offered by way of a new lease subject to a rental of **£12,000 PAX** with the ingoing tenant being responsible for the Landlords legal fees in connection with the preparation of the lease.

Legal Pack Service: We are pleased to offer a simple, quick affordable solution, if both parties are agreeable. We can undertake a Law Society Lease Agreement without the delay of dealing with a solicitor. This service is available at a charge of £250 plus VAT payable by the tenant

**Purchase Price:** **£95,000**

**VIEWING ARRANGEMENTS :** Strictly by appointment with selling / letting agents ***Brookes Commercial*** on ***01204 525623***.