



13-15
Princess Street
Bolton
BL1 1EJ

**430
SQ.FT**



- Two storey self contained office in Bolton
- Located close to the main shopping precinct
- Pay & display car parking located close by
- Low RV: £5,200 - 100% SBRR - Nil rates
- Affordable rent £9,600 pax/£800 per month
- New lease - flexible terms - no premium
- Close to Bolton bus & train terminals
- Approx 4 miles to M61 at Kearsley

Location

The property is located fronting Princess Street off Bradshawgate in the centre of Bolton and is a short walk to the main shopping centre and Market Street. The property is a short drive to St. Peter's Way and the M61 Motorway.

- M61: 4 miles.
- Manchester: 12 miles.



Description/Accommodation

The property provides self contained office/retail accommodation over ground and first floor levels and provides a mix of open plan office at ground floor level with a private office at first floor level along with kitchen and toilet facilities.

13-15 Princess Street: 430 Sq.ft overall comprising:-

Ground floor office/sales area: 305 Sq.ft - 23'11" x 12'10".

First floor office: 90 Sq.ft - 7'10" x 12'4" less 3'1" x 3'3".

Landings: 10 Sq.ft overall.

Kitchen: 25 Sq.ft - 3'5" x 6'7".

Two toilets at first floor level.

Rateable Value

Rateable value: £5,200.

Small Business Rates Multiplier 2026/27: 49.9p.

100% SBRR - Nil payable rates.

Interested parties are advised to make their own enquiries with BMBC - 01204 331 730.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£9,600 per annum exclusive.

£800 per calendar month.

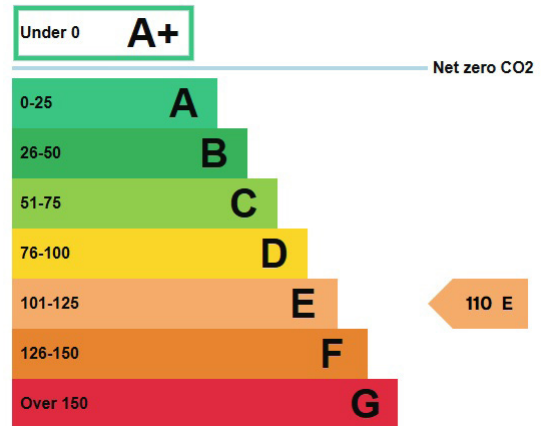
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is payable at the property.

Service Charge

The Landlord will not levy a service charge.
Lease will be full repairing and insuring basis.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JUNE 2026..