



Unit 4
 Commercial Union House
 Great Moor Street
 Bolton, BL1 1NH

**735
SQ.FT**

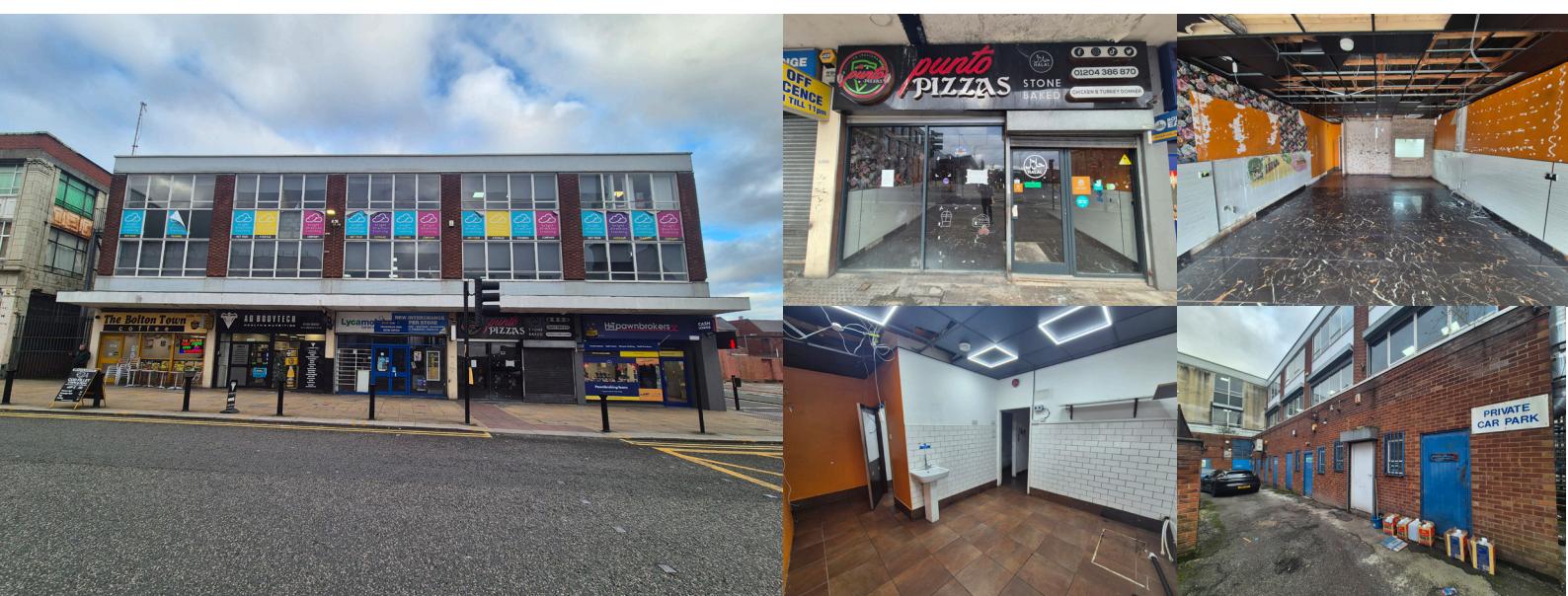


- Prominent ground floor retail takeaway
- Existing Takeaway planning consent granted
- External security shutters & rear loading
- Low RV: £11,750 - 100% SBRR - Nil rates
- Opposite Bolton Interchange - bus & train
- Suitable for Hot food takeaway or retail use
- Open plan sales/store rooms/toilet facilities
- New Lease/No Premium/Terms to be agreed

Location

The property is located fronting Great Moor Street in Bolton town centre with rear loading off Bold Street. The property is located opposite Bolton bus Interchange and is a short walk to the main train station Interchange.

- M61: 4 miles.



Description/Accommodation

The property occupies the ground floor of a mixed commercial office and retail premises in Bolton town centre.

The property provides open plan ground floor sales with full height glazed shop front with external manual security shutters. To the rear is loading off Bold Street. Car parking is available at NCP Bolton Octagon Theatre MSCP.

Unit 4, Commercial Union House - 735 Sq.ft overall comprising:-

Main sales: 685 Sq.ft - 16'10" x 40'7".

Foyer to rear: 28 Sq.ft - 4'1" x 6'11".

Store: 22 Sq.ft - 3'11" x 5'8".

Rateable Value

Rateable value: £11,750.

Small Business Rates Multiplier 2025/26: 49.9p.

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 3 year term.

Rent

£15,000 per annum exclusive - VAT is payable.

£1,250 per calendar month - VAT is payable.

VAT

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

Service Charge

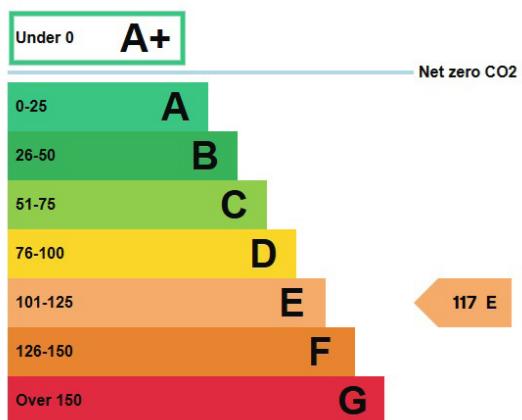
The Landlord will levy a service charge payable in full by the prospective Tenant. £1,617.20 current year.

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 believed 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.

JANUARY 2026.

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. £528.78 current year.

Legal Costs

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