

1-5 Market Street

Bolton, BL1 1BU



FOR SALE

16,324 SQ FT
(1,516.55 SQ M)

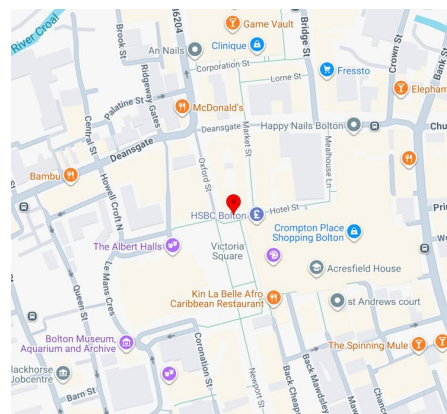
OFFERS IN THE REGION OF
£1,500,000

Preliminary Details

- Prime Central Location
- Freehold
- Development/Refurbishment Potential (STP)
- Currently Let to Barclays

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Summary

Available Size	16,324 sq ft / 1,516.55 sq m
Price	Offers in the region of £1,500,000
Rates Payable	£64,380 per annum Interested parties are advised to verify this information with the Local Rating Authority
Service Charge	N/A
Estate Charge	N/A
EPC	D (88)

Location

The property is situated within a prime pedestrianised pitch in the heart of Bolton Town Centre. It is strategically positioned between the two main shopping centres of Crompton Place Shopping Centre, to the east and Market Place Shopping Centre, to the north. The property fronts Victoria Square, a busy public realm which sits in front of the Grade II listed Bolton Town Hall and the Albert Halls theatre. The property benefits from two return frontages to Market Street and Oxford Street.

Retailers within the immediate vicinity include Sports Direct, Specsavers, Boots Opticians and WH Smith. Additionally, Nationwide, HSBC, TSB, RBS and Lloyds Bank all have branches in the area.

Description

The property provides a modern retail and office building of concrete frame construction, with accommodation arranged over basement to third floors. The building provides a banking hall at ground floor, customer reception and meeting areas at first floor, and administration, internal meeting rooms & staff facilities at second floor. The third floor is currently unused.

Tenancy

The property is currently let in its entirety on a Full Repairing and Insuring lease to Barclays Bank Plc who are currently holding over at a rent passing of

£200,000pax. Barclays are intending to relocate and discussions are ongoing regarding a possible short term lease extension.

Accommodation

The accommodation comprises the following net internal floor areas:

Floor/Unit	Description	sq ft	sq m
Basement	Storage	3,090	287.07
Ground	Sales	3,047	283.08
1st	Offices	3,976	369.38
2nd	Offices	3,523	327.30
3rd	Offices	2,688	249.72
Total		16,324	1,516.55

Terms

The property is for sale freehold and further details are available from the joint agents

Money Laundering

The Money Laundering Regulations require us to conduct checks on all purchasers. Prospective purchasers will be required to provide identification documents.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the joint agents.



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