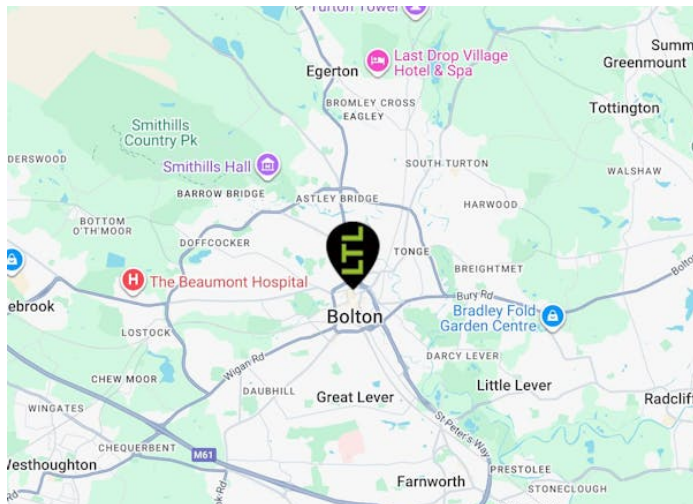


# BOLTON

## TO LET

### Unit P, Market Place, BL1 2AL

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Location and Description

- \*Prime shopping location.
- \*High Quality mix of national and independent retailers, restaurants, and leisure uses.
- \*Convenient nearby parking and strong pedestrian flow throughout the scheme.
- \*Prominent retail unit situated along.

## Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Rent: £15,000 per sq ft**

## Service Charge and Insurance

A service charge is payable. Further information on request.

## Accommodation

The accommodation comprises the following areas:

| NAME     | SQ FT | SQ M  |
|----------|-------|-------|
| Unit - P | 418   | 38.83 |

## Business Rates

Rateable Value: £9,800

## VAT

To be confirmed

## EPC

A full copy of the EPC is available upon request

## Service charge

£5,000 per annum

## Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## All Enquiries

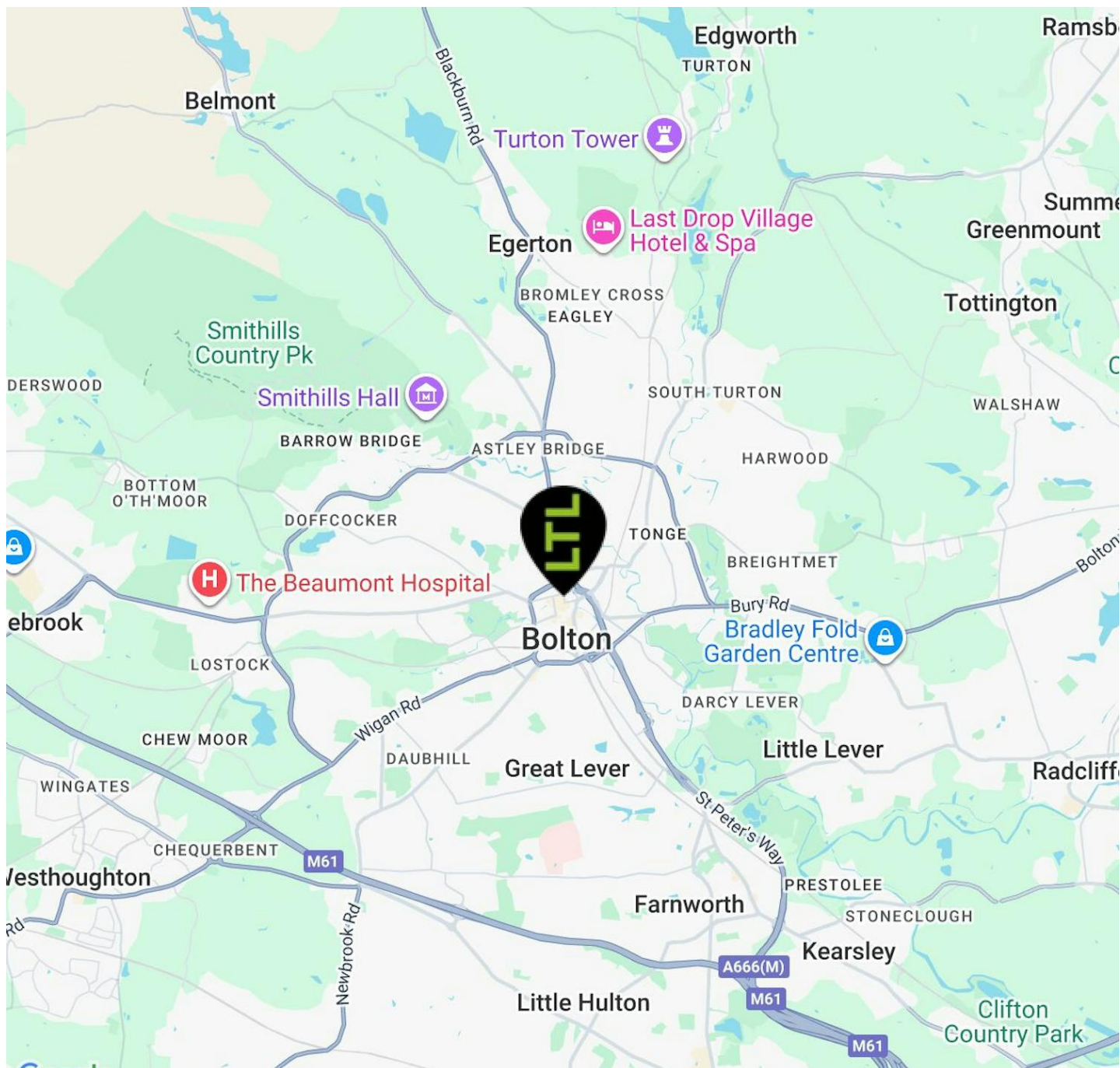
**Tim Letts**  
[tletts@ltlproperty.com](mailto:tletts@ltlproperty.com)  
07990 516 673

# TO LET

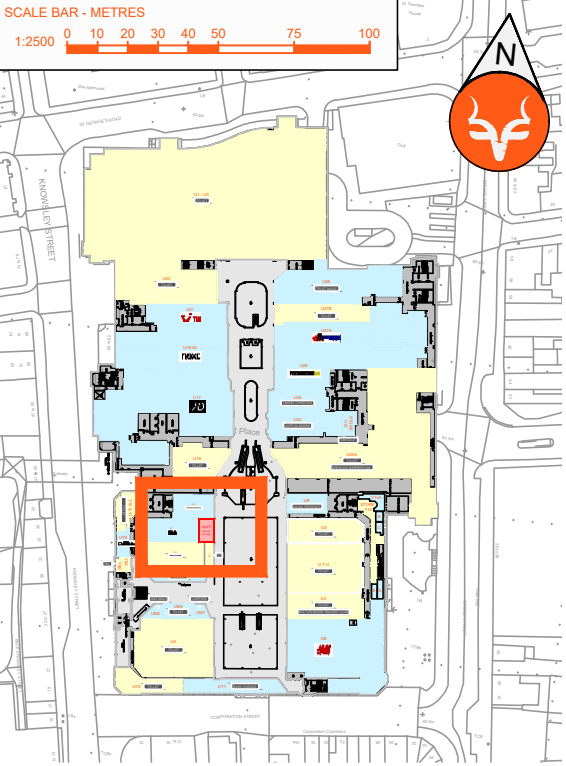
## Unit P, Market Place, BL1 2AL

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS

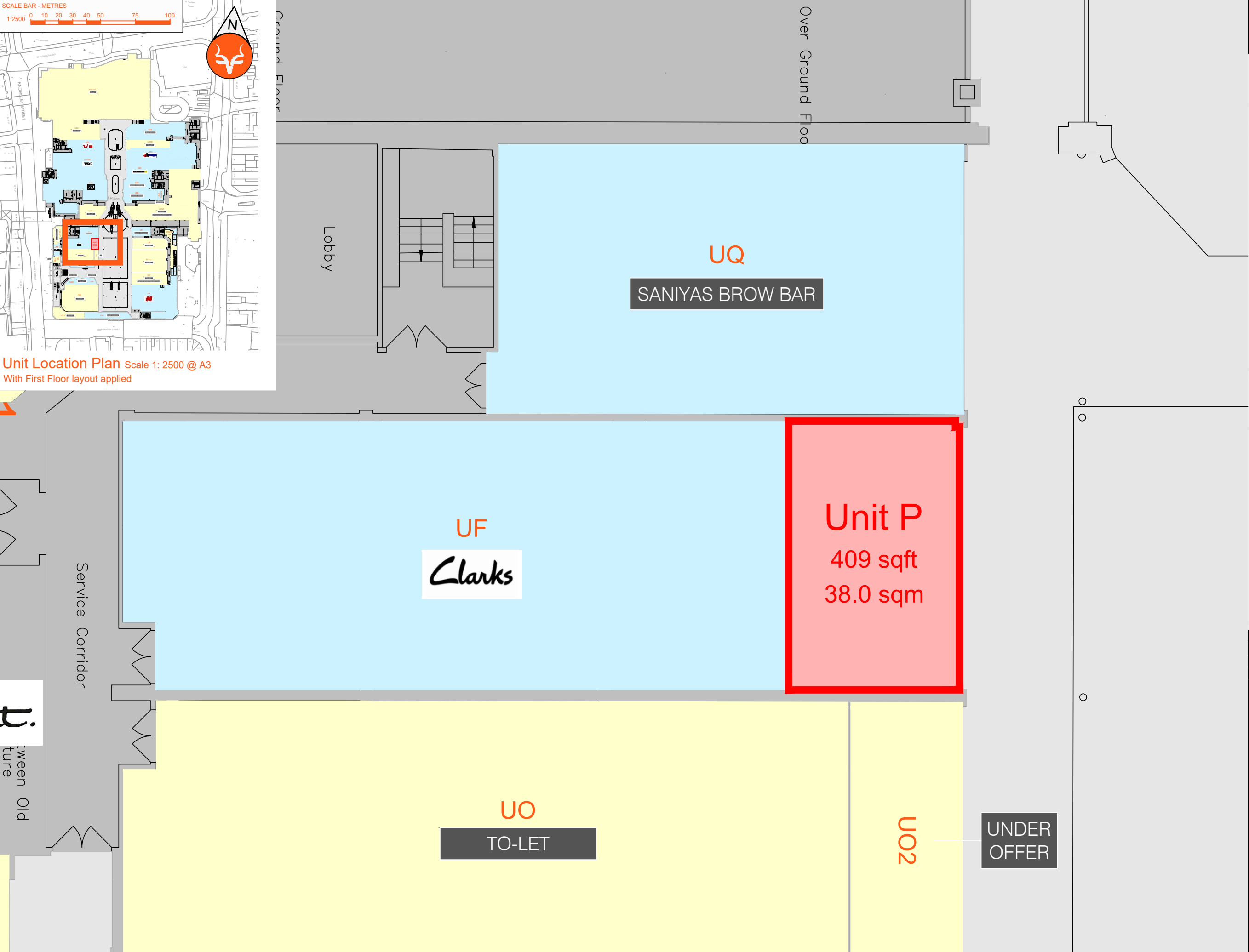
Unit P, Market Place



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Unit Location Plan Scale 1: 2500 @ A3  
With First Floor layout applied



UNIT P - LEASE PLAN SCALE 1:100 @ A3  
FIRST FLOOR LAYOUT

\*\* EXISTING LAYOUT TO BE CONFIRMED FOLLOWING ONSITE SURVEY \*\*



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|     |      |           |    |    |
|-----|------|-----------|----|----|
| Rev | Date | Amendment | CM | DW |
|     |      |           |    |    |

Status

DRAFT LEASE PLAN

|            |        |     |
|------------|--------|-----|
| Project No | Dwg No | Rev |
| BOLTON     | LP-01  | A   |

Dwg Title

UNIT P - EXISTING LAYOUT  
LEASE PLAN

|          |            |
|----------|------------|
| Date     | Scale      |
| 04.06.21 | 1:100 @ A3 |

|    |    |
|----|----|
| CM | DW |
|----|----|

Project

UNIT P - LEASE PLAN  
MARKET PLACE SHOPPING CENTRE  
BOLTON  
BL1 2AL

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