

BOLTON

1/2 VICTORIA PLAZA BL1 1RD

PROMINENT SHOP UNIT TO LET

**With the benefit of A2 Consent
(Subject to obtaining Vacant Possession)**

LOCATION

The property occupies a prominent trading location on the pedestrianised Oxford Street, being adjacent to **Yorkshire Bank** and **O2**. Nearby multiple retailers include **Virgin Media**, **Barclays**, **Slaters Menswear**, **William Hill**, **BetFred**, **Caffe Nero**, **Carphone Warehouse**, **3**, **Greggs** and **McDonalds**.

ACCOMMODATION

The premises are arranged on ground and basement floors, with the following approximate areas and dimensions:-

Internal width	32'0"	9.8m
Shop depth	64'8"	19.7m
Ground floor sales	1,623 sq ft	150.8 sq m
Basement ancillary	1,810 sq ft	168.1 sq m

NB – The above areas are to be confirmed on site following the creation of a new entrance to the upper parts.



LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£45,000** (forty five thousand pounds) p.a.x.

PLANNING

The property benefits from an existing A2 (financial services) consent.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£49,500
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£24,354

For verification purposes prospective tenants are advised to make their own enquiries with Bolton Council (01204 331730).

EPC

The property has a rating of D80. A Certificate and Recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

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VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

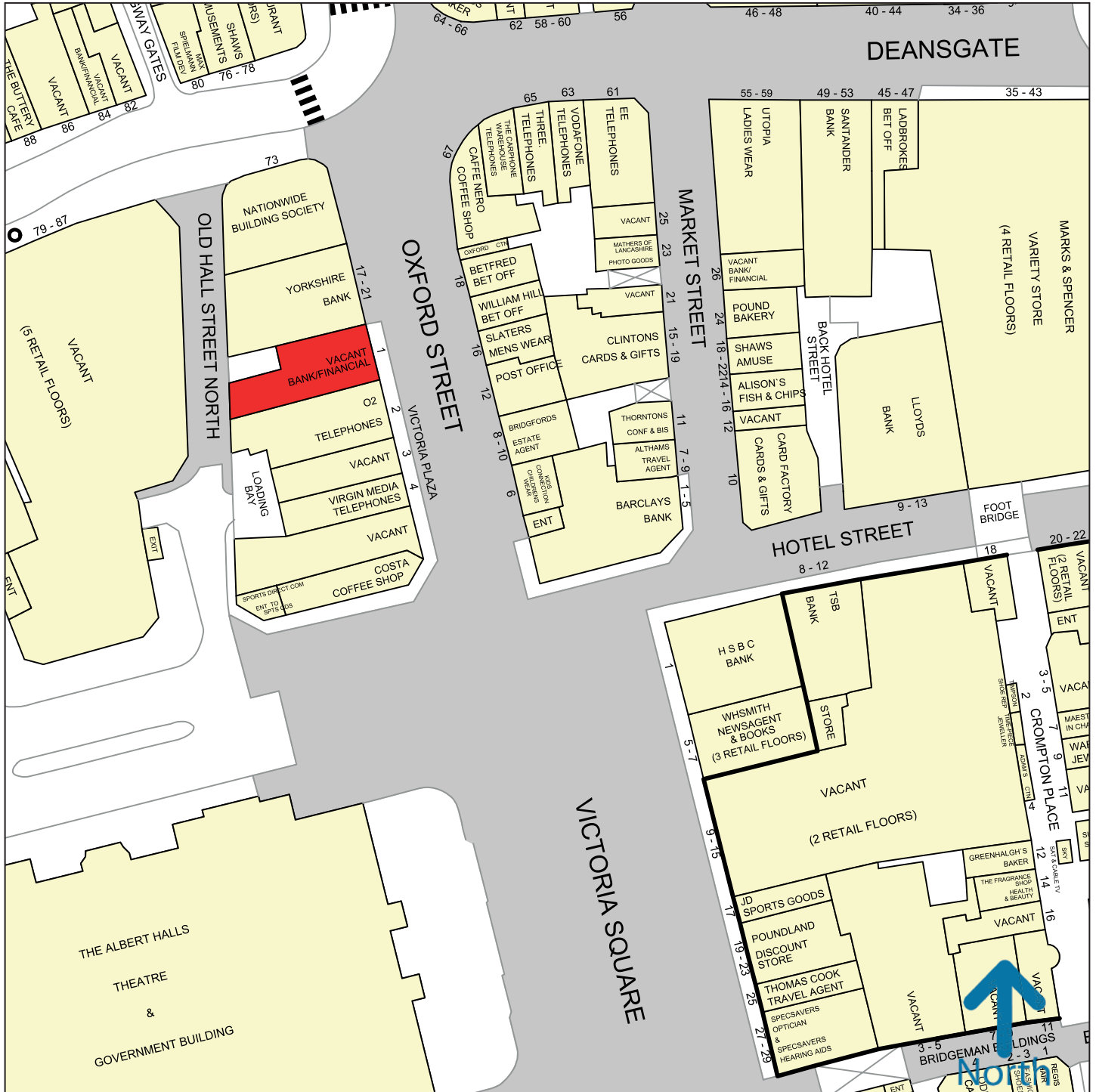
By appointment through:-
Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw/130918



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