



Victoria Plaza Oxford Street Bolton BL1 1RD

Units To Let

Central location, close to Bolton Town Hall

Adjacent to Sports Direct & Specsavers



Location

Victoria Plaza is situated in heart of Bolton town centre, adjacent to the Town Hall, and close to Crompton Place and Market Place shopping centre's.

Other occupiers within the property include Sports Direct and Specsavers, whilst other occupiers within the vicinity include Barclays Bank, Caffè Nero, McDonalds, Nationwide, The Post Office and Virgin Bank.

Accommodation

The available accommodation fronts pedestrianised Oxford Street.

Units 2 and 3 provide accommodation across basement and ground floors. Unit 4 provides accommodation only at ground floor. Service access is to the rear, via Old Hall Street North. Approximate areas are as follows:

	Ground	Basement
Unit 2	2,068 sq ft (192.12 sq m)	2,641 sq ft (245.36 sq m)
Unit 3	1,095 sq ft (101.72 sq m)	3,187 sq ft (296.08 sq m)
Unit 4 *Subject to Vacant Possession	1,443 sq ft (134.05 sq m)	n/a

Lease

A new lease for term of years to be agreed are available for any of the properties listed above..

Rent

Rent available upon application.

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	
Unit 2	£42,250
Unit 3	£27,250
Unit 4	£26,750

Prospective occupiers are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party will be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC is available on request.

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Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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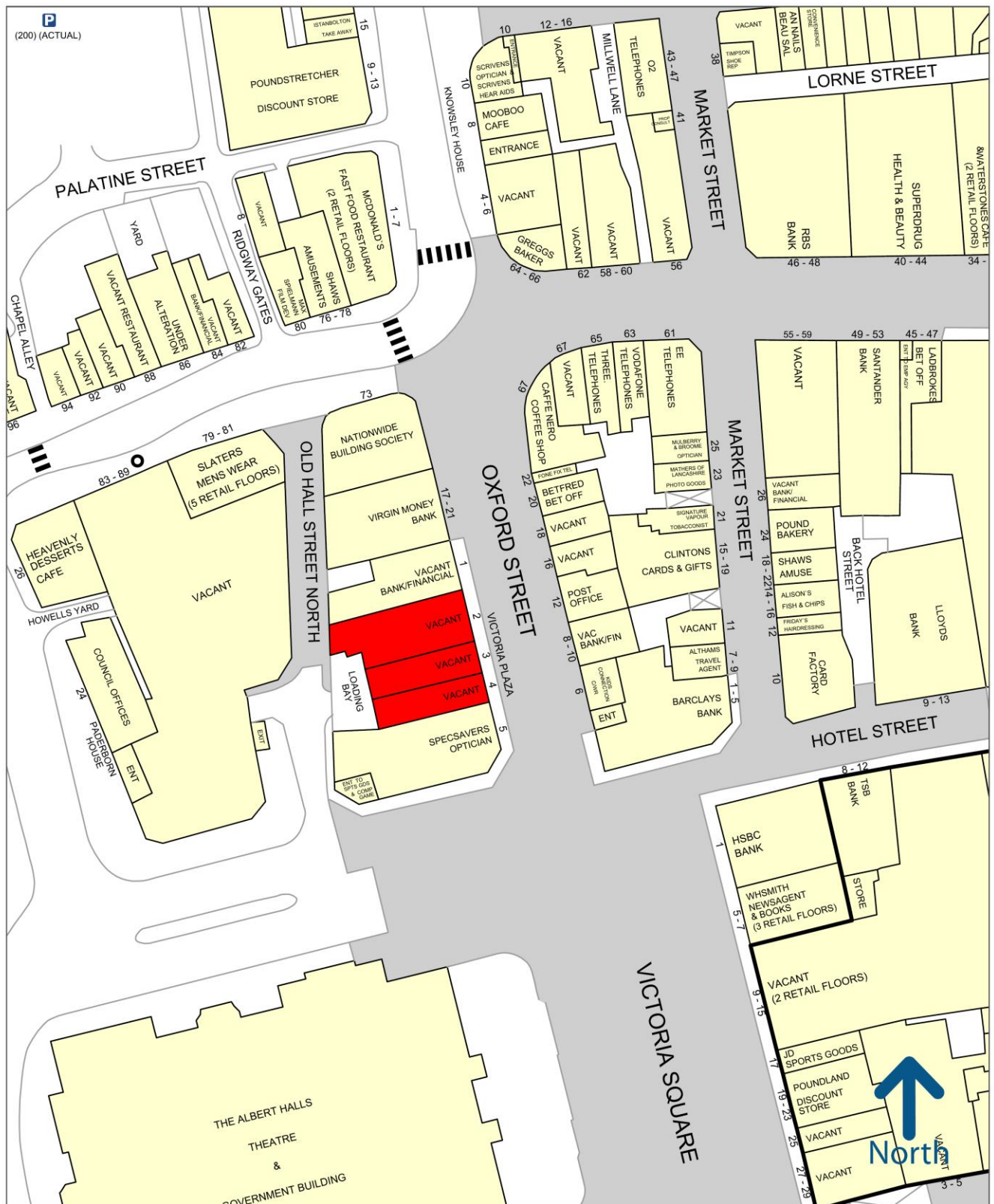
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Victoria Plaza

Bolton, BL1 1RD



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