

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

REFURBISHED TOWN CENTRE

RETAIL UNITS

TO LET

(Two UNITS)

55-65 KNOWSLEY STREET

BOLTON, BL1 2AS



FROM 1149.9 FT² (105.8M²) TO 1,503 FT² (139.7 M²)

From £13,000 p.a.x

LOCATION

The units are situated on the edge of the Prime Retail area of Bolton town centre at the junction of Knowsley Street and Bark Street and directly opposite the Market Place Shopping Centre with its Debenhams anchor tenant plus many other major national retailers. The units are adjacent to a number of large retail stores.

The immediate area is subject to current and planned major redevelopment that will further increase the vitality of the location.

Bolton with a population of some 250,000 is considered to be the chief town in Greater Manchester after the city of Manchester. The town is well placed for easy access to the regional and national motorway network and has good rail links to all major regional towns and cities. Manchester is some 12 miles (20 kilometres) to the south east.

DESCRIPTION

The units are a good quality refurbishment/redevelopment of the ground floor and basement of a high profile three storey building. The upper floors have been redeveloped to provide good quality office accommodation.

Available are two retail units each with basement storage and amenities. All units front Knowsley Street and one unit has a return frontage to Bark Street.

ACCOMMODATION

Unit 3		
Retail Area	556.0 ft2	51.654 m2
ITZA	411.0 ft2	38.183 m2
Kitchen	93.3 ft2	8.668 m2
W/C		
Basement	500.6 ft2	46.505 m2
Shop Depth	42.8 ft	13.0 m
Shop Width	13.1 ft	4.2 m
Unit 4		
Retail Area	755.5 ft2	70.188 m2
ITZA	556.7 ft2	51.719 m2
Kitchen	59.2 ft2	5.498 m2
W/C		
Basement	688.6 ft2	63.958 m2
Shop Depth	43.6 ft	13.3 m
Shop Width	20.3 ft	6.2 m

SERVICES

The premises are connected to mains electricity, water and drains.

PROPOSITION

Our clients are seeking to grant a lease for each of the units for a number of years to be agreed on the usual in effect fully repairing and insuring terms at the following commencing rents:

Unit 3 £13,000 a year

Unit 4 £18,000 a year

The rents quoted are exclusive of Business Rates and VAT.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable costs of preparing the lease.

FURTHER INFORMATION - VIEWINGS

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email info@prgibbs.co.uk. We are open from 9am to 5pm Monday to Friday.

FREE APPRAISAL

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

DISCLAIMER

IMPORTANT – Property Misdescription and or Misrepresentation

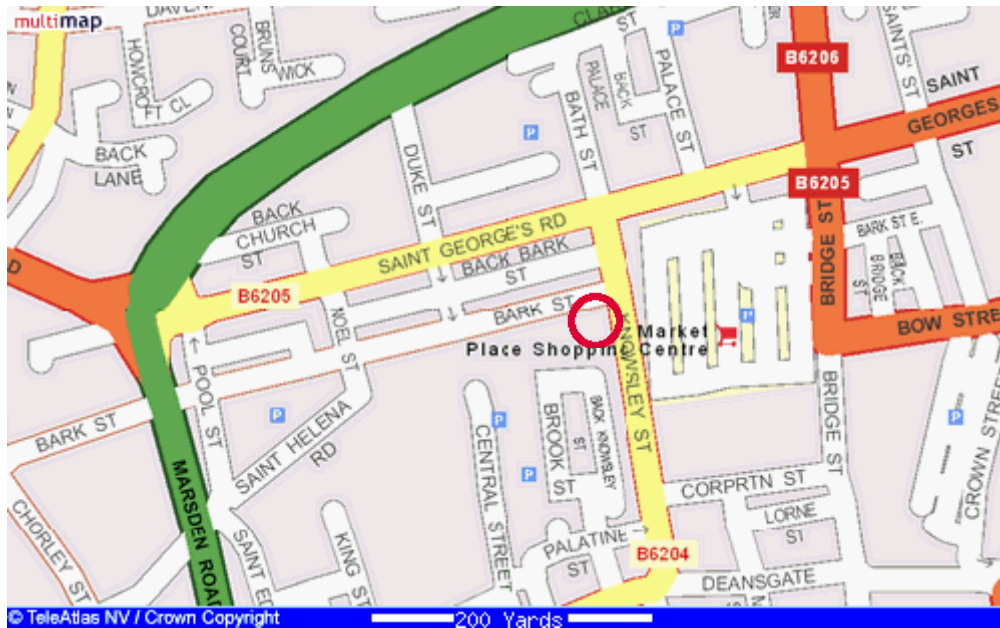
P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute 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 lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

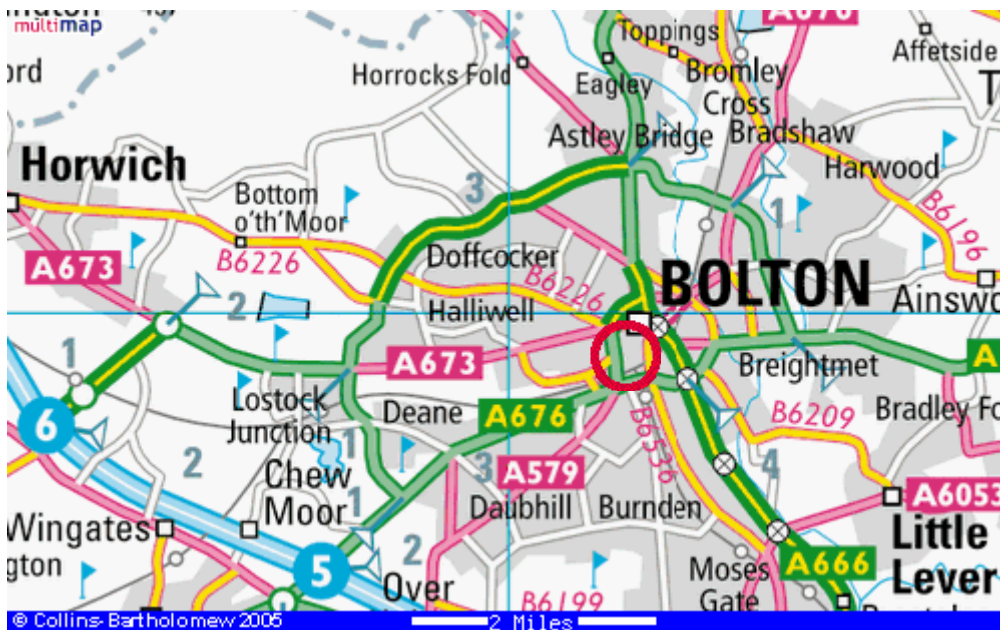
Date Amended: 13th May 2009

LOCATION PLANS

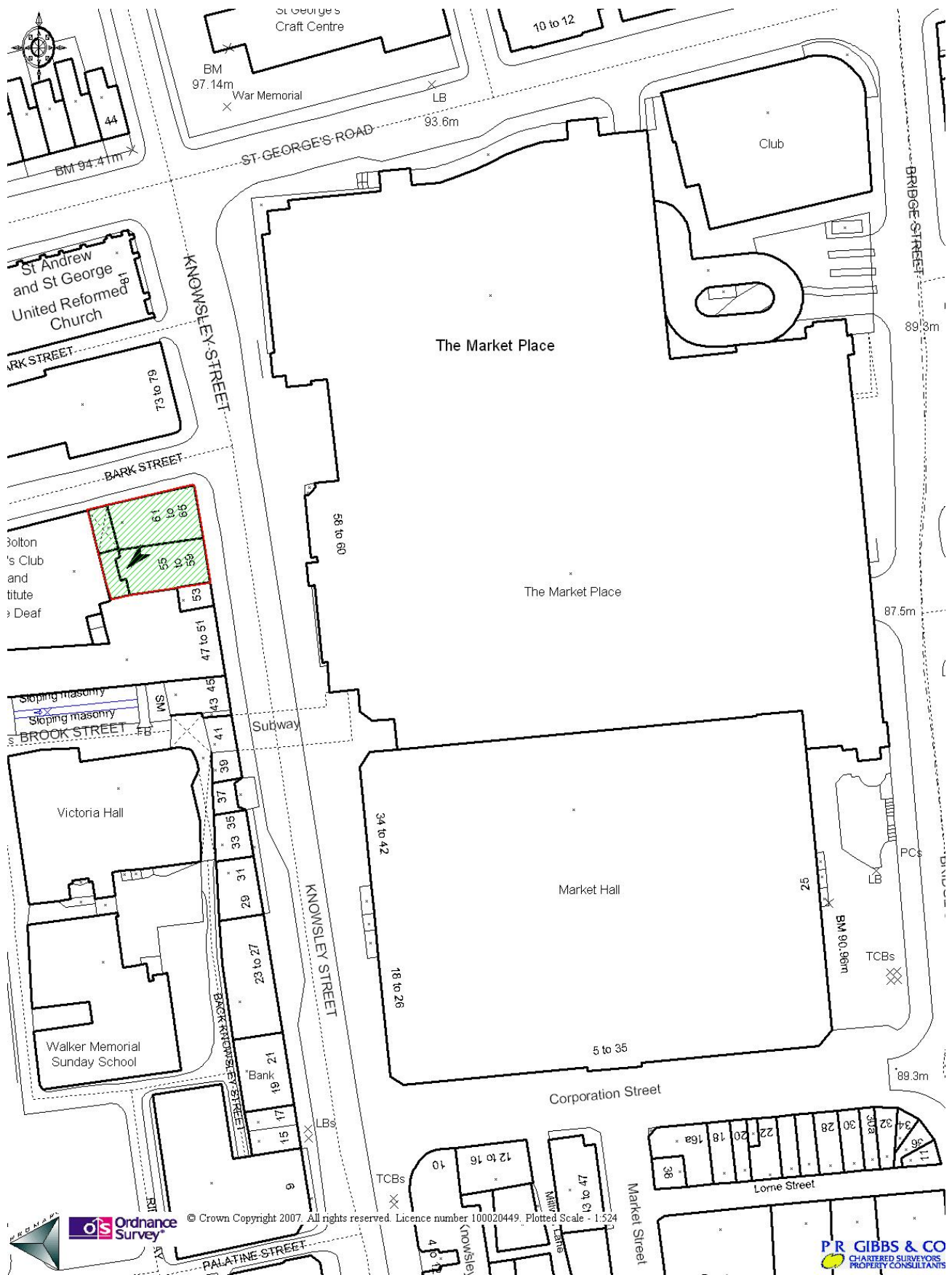
LOCAL MAP



REGIONAL MAP



OS PLAN



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