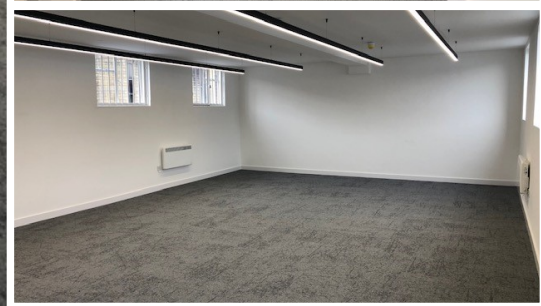


22a Newport Street, Bolton
BL1 1NB

Upper floor office premises
112.02 sqm (1,302 sqft)

to let



£Rent on application

- Town centre location
- Fully refurbished upper floor offices
- Fully self-contained over 1st & 2nd floors
- Ground floor dedicated entrance off Newport Arcade
- Ground floor entrance providing prominent advertising opportunity

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REAL ESTATE ●●●●

Parkinson Real Estate 4 Winckley Court, Preston

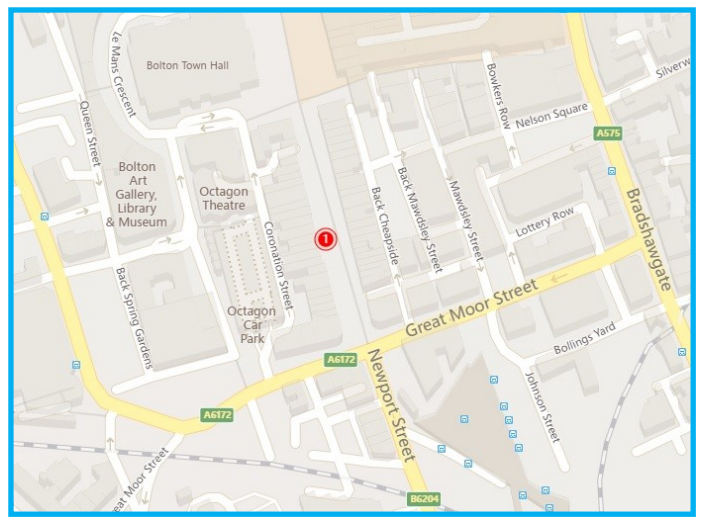
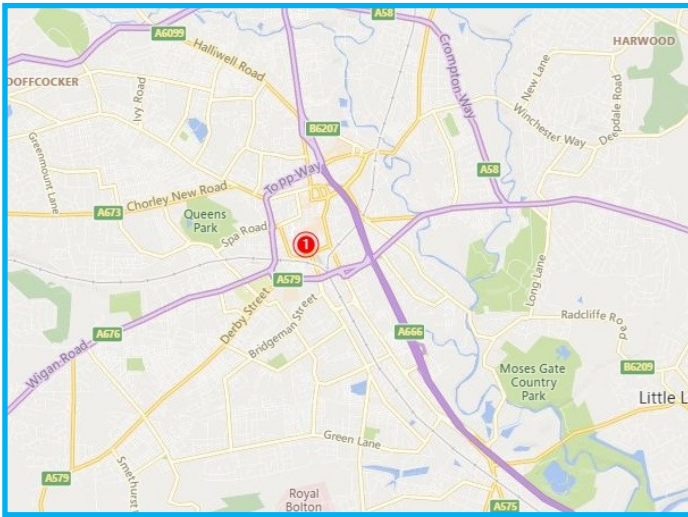
01772 876456



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Location

The subject property is situated on Newport Street, with access via Newport Arcade in the centre of Bolton town centre. The property fronts the pedestrianised Newport Street and is short walk from the town centre bus station, town hall, theatre and all local amenities. Other nearby occupiers include convenience stores, opticians, bookmakers and other national and local retailers. Directly to the rear of the subject is the Octagon multi storey car park and Octagon Theatre.

Description

The premises comprise upper floor offices accessed from an attractive ground floor entrance foyer in Newport Arcade via a stairwell to 1st & 2nd floors. They have been fully refurbished and offer self-contained accommodation benefiting kitchen and WC facilities and LED lighting. The offices have been fully refurbished to a good standard and offer modernised self-contained predominately open plan accommodation benefiting good quality kitchen, WCs and LED strip lighting throughout.

Services

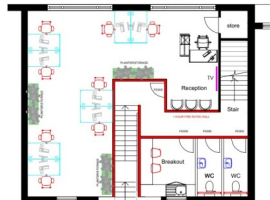
We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

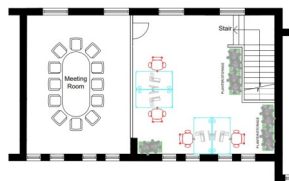
The configuration of the space presently provides the following accommodation however is considered suitable for adaption within the parameters of the overall space provided

	SQM	SQ FT
GF Entrance	18.73	202
FF Open plan office	57.75	622
FF - kitchen	3.19	34
FF WCs	-	-
SF Office	60.08	647

Duplex
Office 1 (Unit 22)
61 sq.m./ 656 sq.ft



Duplex
Office 2 Option 2A
26 sq.m./ 280 sq.ft



Rent

On application.

Rating

The property is to be reassessed following its reconfiguration and refurbishment. interested parties should make their own enquiries to Bolton Council regarding the likely rating assessment and rates payable on the premises.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT. VAT may be applicable at the prevailing rate. Your legal representative should clarify.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01772 876456

Subject to contract

May 2022 AG0621

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Parkinson Real Estate

4 Winckley Court, Preston

01772 876456

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Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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