

To Let
£10,000 p.a. exclusive



Prominent Town Centre Retail/Takeaway Unit

1,200 SQ FT (111.48 SQ M)

📍 UNIT 1 THE PICTURE HOUSE, BRADSHAWGATE, BOLTON, BL1 1QD

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent frontage onto Bradshawgate (A575)
- Flexible open-plan ground floor layout, easily reconfigured to suit operational needs
- Retail/takeaway unit (Hot-food consent)
- May suit a range of uses and occupiers, including independent retailers and/or serviced-based operators
- Extensive glazed frontage with excellent visibility
- 3-phase power supply
- Short walking distance from the core Town Centre Retail areas
- Less than 200m from Bolton Interchange (Train & Bus Station)
- Ample car parking in the immediate vicinity
- Excellent transport links via A575 and A666
- £10,000 per annum exclusive



LOCATION

Situated fronting Bradshawgate (A575), a main arterial road through Bolton Town Centre, the property enjoys a good level of visibility at the head of a busy traffic light junction. The immediate area is home to a variety of uses including bars, cafés, offices, retail and takeaway premises. Bolton Interchange Bus & Train Station is approximately a 2-minute walk away and the property is well-served by local transport routes.

DESCRIPTION

The property comprises a well-presented, open-plan ground floor retail unit forming part of The Picture House, an established mixed-use development with residential apartments above. The unit benefits from an extensive glazed frontage onto Bradshawgate, providing visibility to passing traffic and pedestrians an excellent display opportunities.

Internally, the accommodation presently includes customer serving counter, office, kitchen stores and main preparation areas. The property, although benefitting from a Hot-food takeaway consent, may also suit a range of uses including retail, café, offices and leisure uses.

The flexible, open-plan layout can be easily re-configured to suit operational needs.

See Floor Plan to rear.

VIRTUAL TOUR

Please see the 360 virtual tour link - [Virtual Tour](#)

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	111.48	1,200

SERVICES

The mains services connected to the property include water supply, gas supply, 3-phase electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL AND VAT

£10,000 per annum exclusive.

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICE CHARGE

The Tenant is responsible for payment of the service charge for the maintenance and upkeep of the building, which is currently charged at £229.29 per month until April 2026 and is subject to annual review.

USE/PLANNING

The property was previously operated as a hot-food takeaway.

Please note that it is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £23,750, with effect from 1st April 2026. Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable for the property.

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.



LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(70). The certificate is valid until 2nd December 2033. A full copy of the Report is available upon request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Graduate Surveyor

BSc (Hons)

☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



FLOOR PLAN

