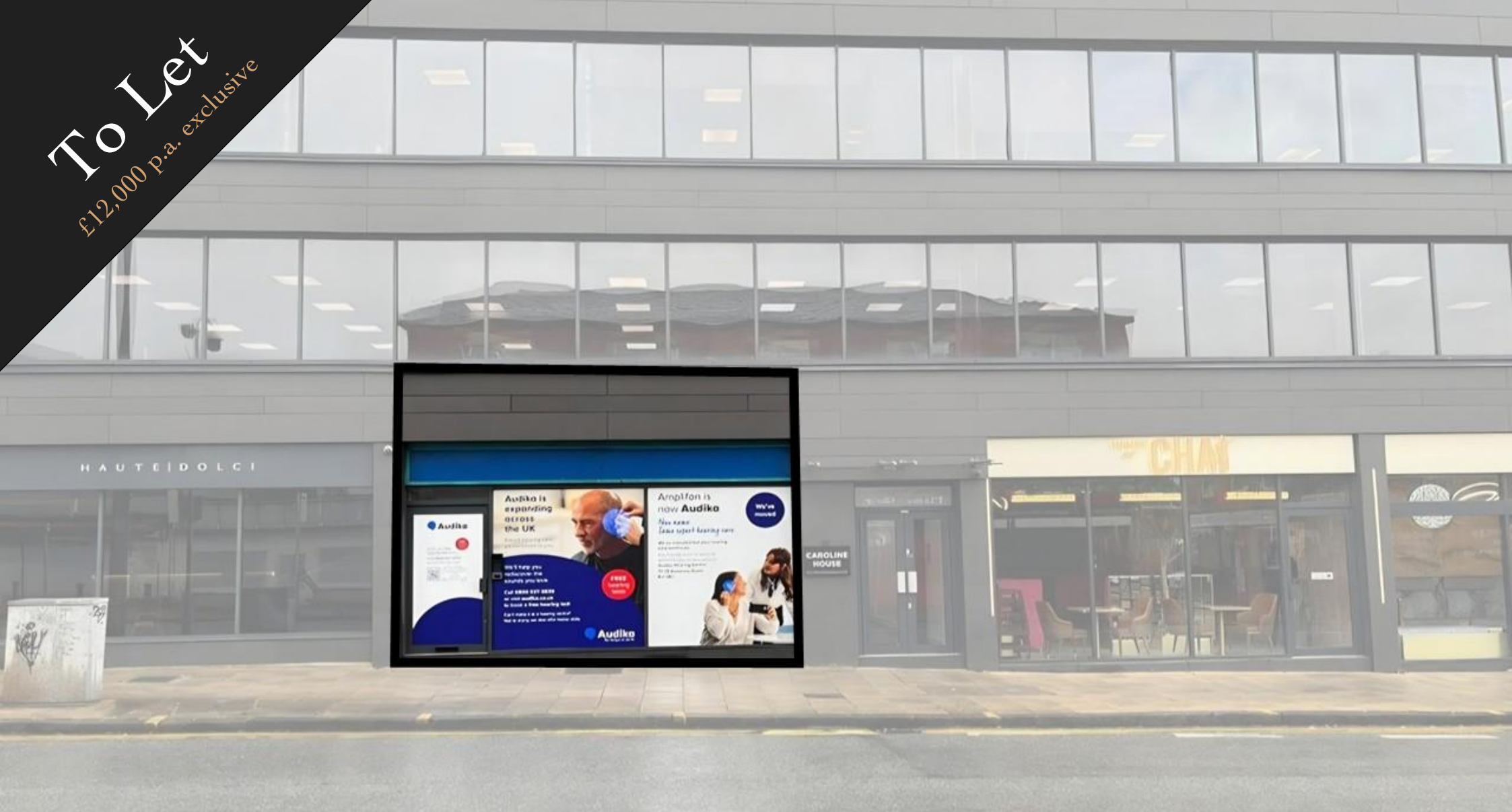




To Let
£12,000 p.a. exclusive

Prominent Ground Floor Town Centre Retail Unit

687 SQ FT (63.82 SQ M)

📍 CAROLINE HOUSE, 123 BRADSHAWGATE, BOLTON, BL2 1BJ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent frontage onto Bradshawgate (A575)
- Flexible ground floor layout, easily reconfigured to suit operational needs
- May suit a range of uses and occupiers, including independent retailers and/or serviced-based operators
- Extensive glazed frontage with excellent visibility
- Short walking distance from the core Town Centre Retail areas
- 0.3 miles from Bolton Interchange (Train & Bus Station)
- 1 x car parking space included
- Ample car parking in the immediate vicinity
- Excellent transport links via A575 and A666
- Rental £12,000 per annum exclusive / Service Charge £1,800 per annum exclusive



LOCATION

Situated fronting Bradshawgate (A575), a principal arterial route through Bolton Town Centre, the property benefits from a prominent position approaching a busy traffic light junction, providing excellent visibility and strong passing footfall and vehicular exposure.

The immediate area is well established, comprising a diverse mix of bars, cafés, offices, retail and takeaway premises. Bolton Interchange Bus & Train Station is approximately a two-minute walk away, with the property also benefiting from excellent local transport links and convenient access to the wider Greater Manchester region.

DESCRIPTION

The property comprises a well-presented ground floor retail unit forming part of Caroline House, an established mixed-use development with offices situated on the upper floors above. The unit benefits from an extensive glazed frontage onto Bradshawgate, providing excellent visibility to passing traffic and pedestrians, together with prominent display opportunities.

Internally, the accommodation currently provides a main reception area and two large treatment rooms. The flexible layout can be readily reconfigured to suit a variety of operational requirements.

The property benefits from 1 x parking space within the underground car park.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor Only	63.82	687

SERVICES

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

LEASE TERMS & RENTAL

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

Rental £12,000 per annum exclusive.

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 £1,800 per annum and is reviewed annually.

VAT

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £8,300, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).

EPC

The property has an current Energy Efficiency Rating of D(98). The certificate is valid until 5th August 2029. A full copy of the Report is available upon request.

LEGAL COSTS

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

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.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

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Katie Morris | Graduate Surveyor

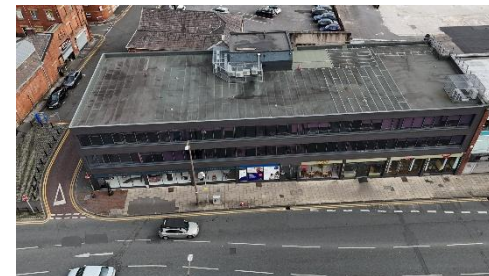
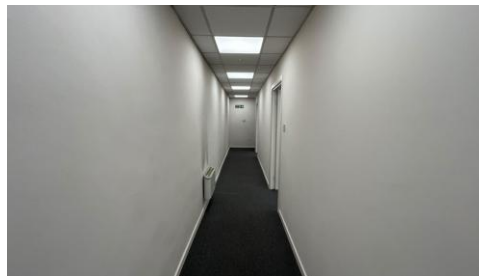
BSc (HONS)

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Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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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.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.