

To Let



Prominent Retail Unit in Prime Location

1,130 SQ FT (104.98 SQ M)

📍 DEANE PLAZA, 145 DEANE ROAD, BOLTON, BL3 5AH

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Retail Unit
- Well positioned fronting one of Bolton's main and busiest arterial routes, Deane Road (A676)
- Sought after main road location on the edge of Bolton Town Centre
- Prominent parade including national franchises, including Chaiiwala, Kaspas Desserts, Nafees Bakers & Sweets & Babylon Diner
- Established location with high levels of footfall
- Short walking distance of Bolton University and Colleges (100 metres)
- Use Class E(b) - restaurant, cafe & other such retail uses
- Fully fitted commercial kitchen and extraction in-situ
- Extensive glazed frontage
- Well presented throughout
- Parking and loading available at the rear
- New Lease (terms to be agreed)
- £25,000 per annum exclusive



LOCATION

Deane Plaza is located prominently fronting Deane Road (A676) in a popular and established area, situated a short walking distance of the University of Bolton (Deane Road Campus). The immediate area is a vibrant mixed-use location which has become a very popular high street and boasts a wide range of shops, cafes, restaurants and takeaways serving the local community and students of Bolton University. The property is also in close proximity to religious places of worship (churches, mosques and temples) and The Balmayna, Amir Khan's brand new wedding and function venue.

Bolton Town Centre, including Bolton Interchange (Bus & Train Station) is approximately 1.25km north-east.

Nearby occupiers include Chaiiwala, Arizona Joes, Kaspas Desserts, Nafees Bakers & Sweets and Babylon Diner.

DESCRIPTION

The property comprises a modern, single storey, mid-terraced ground floor retail unit, currently equipped as a restaurant venue, with extensive glazed frontage, set within a popular parade of 7 similar units.

The property is accessed via a centralised pedestrian entrance door into a spacious seating area with service counter. The accommodation is well presented throughout, including timber effect flooring, modern spotlighting, fully fitted commercial kitchen and extraction system.

Prospective Tenants will fit-out to suit their own business operation.

There is an accessible WC facility for customers, plus staff kitchen and office. Loading and parking is available at the rear.

USE

E(b) - Restaurant/Cafe, including other such retail uses.

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
Deane Plaza, 145 Deane Road	104.98	1,130

SERVICES

The mains services connected to the property include water supply, gas supply, 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 Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£25,000 per annum, exclusive.

VAT

VAT is not applicable.

LEGAL COSTS

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



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,750, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

For properties with a Rateable Value of £12,000 to £15,000 per annum, rates relief is available on a sliding side. Interested parties are advised to make their own enquiries with the Local Rating Authority.

EPC

The property has an current Energy Efficiency Rating of D. The certificate is valid until 1st August 2026. A full copy of the Report is available upon request.

76-100

D

93 **D**

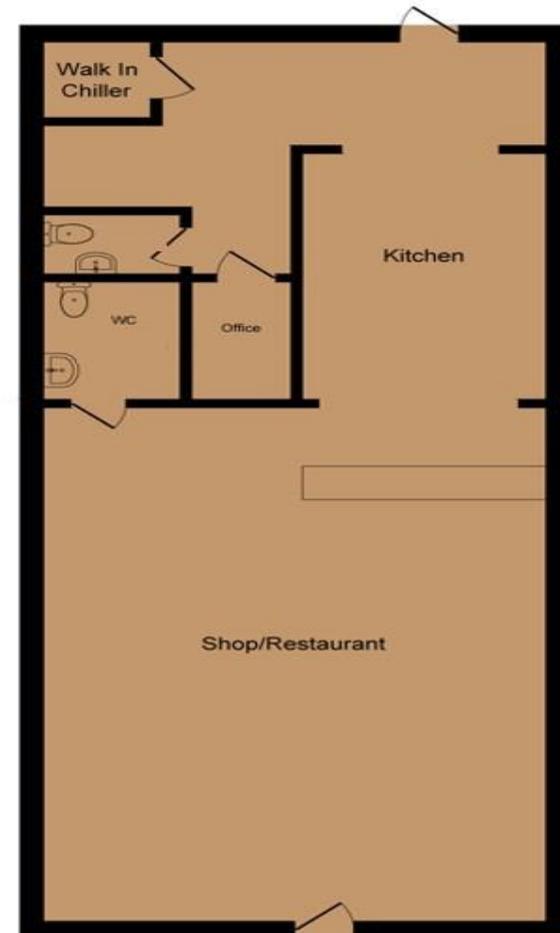
VIEWINGS

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

Daniel Westwell | Joint Managing Director

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