



Expressions
of Interest

High-Profile Leasehold Development Opportunity

0.83 ACRES (0.34 HECTARES)

📍 LAND AT BRADSHAWGATE/BRIDGEMAN PLACE, BOLTON, BL2 1BH

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Leasehold Development Opportunity
- Situated prominently fronting Bradshawgate (A575)
- Gateway site to Bolton Town Centre
- Located 0.2 miles from Bolton Bus Interchange and Train Station
- Suitable for development for a variety of uses - subject to planning permission
- Nearby occupiers include B&M Homestore & Garden Centre, Bolton Audi, Costa Coffee, Starbucks, JD Gyms and Euro Car Parts
- Seeking national operators, retail, trade counter or leisure
- Leasehold Expression of Interest



LOCATION

The site is located prominently fronting Bradshawgate (A575) at the corner junction with Bridgeman Place, Trinity Street (A579) and Manchester Road (B6526) within Bolton Town Centre. The site is located in close proximity to Bolton Train Station and Bus Interchange.

The immediate vicinity of the site is majority commercial use, however there are a number of residential properties nearby, mainly student lets.

DESCRIPTION

The site is prime for development and our client is seeking national operators to occupy the site alongside other operators in a parade, or similar.

Daily Traffic Numbers:

Trinity Street - 30,000 vehicles

Bradshawgate - 15,000 vehicles

Bridgeman Place - 25,000 vehicles

Manchester Road - 30,000 vehicles

The site may suit development for a range of commercial uses and occupiers - subject to planning permission.

ACCOMMODATION

We have measured the site via Ordnance Survey (Nimbus) and understand the site to extend to 0.832 acres (0.336 hectares)

SERVICES

Mains services will be agreed and supplied to any structure built on the site by the developer.

PLANNING

The land may suit a range of uses, subject to planning. Our client will seek a planning consent for an agreed scheme.

EXPRESSION OF INTEREST

Our client is seeking Leasehold expressions of interest.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

To be assessed on practical completion.

LEGAL COSTS

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

EPC

The site is exempt from EPC requirements at present and an EPC will be supplied on completion of a completed development.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

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