

To Let
£9,950 per annum
exclusive



Town Centre Office Accommodation

1,302 SQ FT (120.96 SQ M)

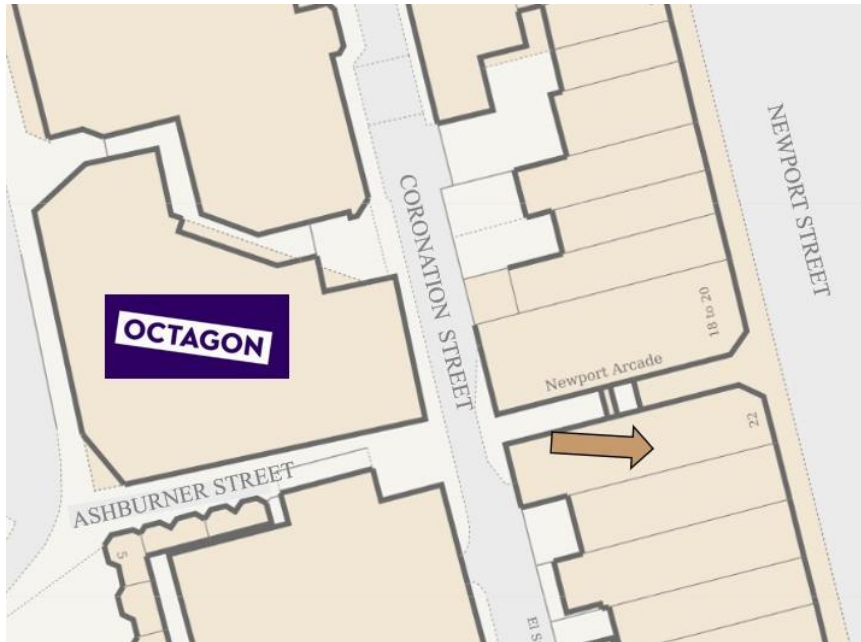
📍 22A NEWPORT STREET, BOLTON, BL1 1NB

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Turner Westwell
Commercial Agents

KEY FEATURES

- Refurbished first and second floor office accommodation
- Fully self-contained with dedicated ground floor entrance off Newport Arcade
- Ground floor display window/signage opportunities fronting Newport Arcade
- Located within the heart of Bolton Town Centre, close to many amenities
- Walking distance from both Bolton Bus Interchange and Bolton Train Station
- NCP multi-storey and council car parking directly to the rear
- Fronts the pedestrianised Newport Street, one of Bolton's main retailing areas
- LED energy efficient lighting throughout
- May suit a range of uses, including office, training facility, leisure uses, event hosting, or entertainment space
- New lease
- £9,950 per annum, exclusive



LOCATION

The property is located on Newport Street, accessible from Newport Arcade, in the centre of Bolton. The property fronts the pedestrianised Newport Street and is a short walking distance from Bolton Bus Interchange and Bolton Train Station, along with Bolton Town Hall, Albert Halls and various local amenities.

Nearby occupiers include Holland & Barrett, Cex, Ryman's, Coffee House and Home Bargains, among a number of other vibrant independent retailers.

At the rear of the property is the NCP Octagon multi-storey car park and the Octagon Theatre.

DESCRIPTION

The premises comprises upper floor office spaces that are accessible via an entrance foyer situated on the ground floor of Newport Arcade. A staircase from the ground floor vestibule leads to the first and second floors, which extends to provide for fully refurbished open-plan offices offering self-contained accommodation. The facilities include well-appointed kitchen and WC amenities on the first floor, as well as LED lighting and wall-mounted heating throughout.

The offices have undergone a comprehensive refurbishment to a very high standard, providing modern self-contained spaces designed in an open-plan layout, complete with high-quality new welfare and kitchen facilities.

The accommodation benefits from a large display window fronting Newport Arcade, providing excellent signage opportunities.

SERVICES

The mains services connected to the property include water 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.

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
First Floor Open Plan Office	57.78	622
First Floor Kitchen	3.16	34
First Floor WC's	-	-
Second Floor Office	60.11	647
Total	120.96	1,302*

*excludes ground floor entrance foyer, which extends to 18.77 sq m (202 sq ft).

LEASE TERMS

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

RENTAL & VAT

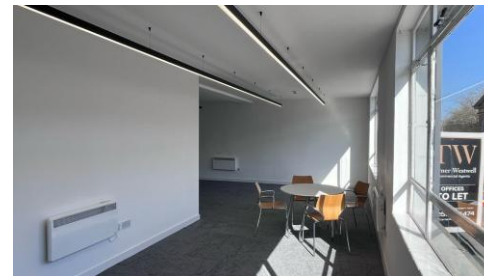
£9,950 per annum, exclusive. Incentives are available, subject to lease terms and Tenant status. VAT is applicable at the prevailing rate.

USE

E-Class (Commercial, Business & Service). The property may suit a range of uses, including office, training facility, leisure uses, event hosting, entertainment space, or more.

LEGAL COSTS

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



BUSINESS RATES

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.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

The property has an current Energy Efficiency Rating of C(61). The certificate is valid until 19th June 2032. A full copy of the Report is available upon request.

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61 C

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

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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.

