

Fitted Restaurant Unit To Let

Unit V3 - The Vaults, The Market Place, Bolton, BL1 2AL





ACCOMMODATION:

Vault three is arranged over ground floor only comprising of the following approximate net internal areas:

Ground:	3,775 sq ft	350.7 sq m
Ground Floor Storage:	553 sq ft	51.3 sq m

RENT:

Rent on Application.

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

BUSINESS RATES:

Rateable Value: £66,000
UBR 2025/26: £0.555
Rates Payable: £36,630

INSURANCE PREMIUM:

There is an insurance premium payable of £4,823 pa.

KEY POINTS:

- The Market Place is based in the centre of Bolton, providing 385,00 sq ft of retail, F&B and Leisure space.
- The centre is anchored by the newly opened Primark, the Light cinema and the Vaults leisure venue. The centre benefits from a 500-space car park.
- The subject unit is located in the Vaults opposite Nando's and is in a close proximity to other operators including Great Ale and Pepe's Piri Piri. Other notable occupiers in the scheme include Primark, Hotel Chocolat, Footasylum, Next, JD and H&M

SERVICE CHARGE:

The estimated service charge for 24/25 is to be £42,295 pa.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

EPC:

Rating E, full energy performance certificate available on request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

Adam Sanderson

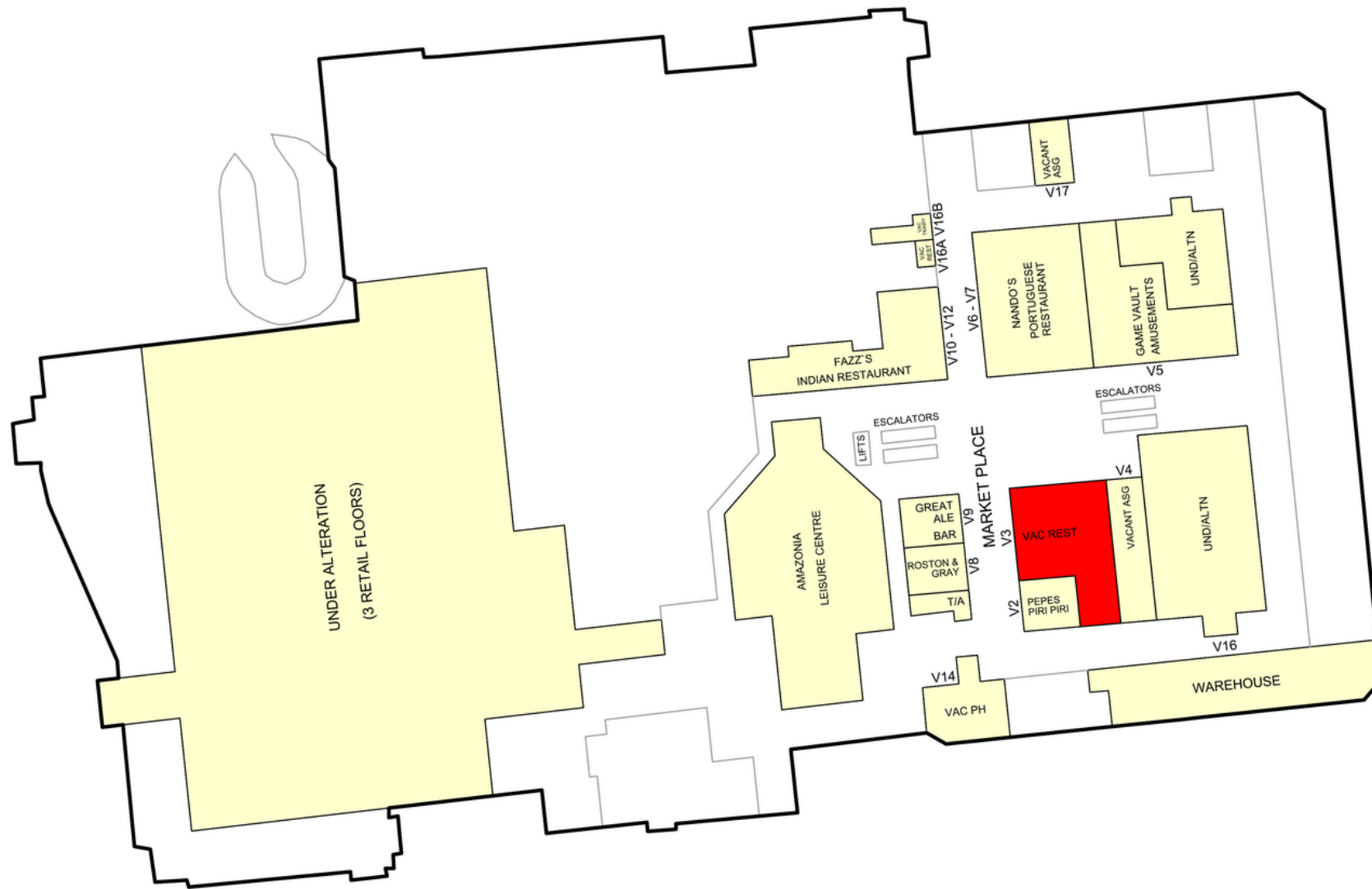
T: 07977 030 164

E: adam.sanderson@savills.com

Josh Howe

T: 07896 084 299

E: jhowe@savills.com



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.