

CENTRAL RETAIL PARK

BOLTON, BL2 1HQ

TO LET Unit 2B2

5,429 sq ft (504 sq m)





- Arterial road shopping park
- Close to town centre
- 425,000 shoppers within 15 minutes
- 305 car parking spaces
- Class E planning consent

Central Retail Park is situated on the northern end of the busy Manchester Road, one of the main routes connecting Bolton with Manchester and providing links to the surrounding areas. The proximity to the M62 and M6 motorways means that Bolton has an extensive catchment area containing over 750,000 people and the 30 minute drive time radius encompasses a number of large regional towns such as Wigan Rochdale, Oldham and Blackburn.

Bolton itself has a population catchment of 425,000 within a 15 minute radius. Manchester Road provides access into Bolton from the south, with strong traffic flows of approximately 17,000 vehicles per day, while the A579 is the main arterial route crossing the southern side of the town carrying over 20,000 vehicles per day.



Prominent signage opportunities



B6536 Manchester Road

UNIT 2B2

The available unit comprises 5,429 sq ft with Class E retail planning consent. It is self contained with a glazed front entrance and ample signage zone for visibility.

The unit is suitable for a variety of retail uses.

Bolton is a key commercial centre of the Greater Manchester Region and is served by excellent road communications being positioned close to the M60, M61, M62 and M66 motorways.

- Prominently situated in a central and established retail warehousing location with excellent frontage to Manchester Road
- The scheme extends to 86,521 sq ft across seven units
- Surface car park providing 305 car parking spaces
- A strong convenience led tenant line up including B&M Bargains, Iceland and Pets at Home



B6536 Manchester Road

DRIVE TIMES

Rochdale	25 mins
Manchester	29 mins
Wigan	30 mins
Oldham	30 mins
Blackburn	40 mins
Preston	45 mins

BL2 1HQ



to M61 (J2)



Orbit
Developments

01625 588200

www.orbit-developments.co.uk

NWP
NORTH WEST PORTFOLIO

MORGAN WILLIAMS
020 7493 4455
www.morganwilliams.co.uk

Dan Gazzard

dan@morganwilliams.co.uk

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