

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: £57,500
UBR 2026/27: £0.430
Rates Payable: £24,725

INSURANCE PREMIUM:

There is an insurance premium payable of £3,033 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 26/27 is to be £47,760 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.

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