



FOR SALE

SUBSTANTIAL RESTAURANT BAR

Total 5,800 sq.ft. (539 sq.m.)
8 Nelson Square, Bolton, BL1 1JT

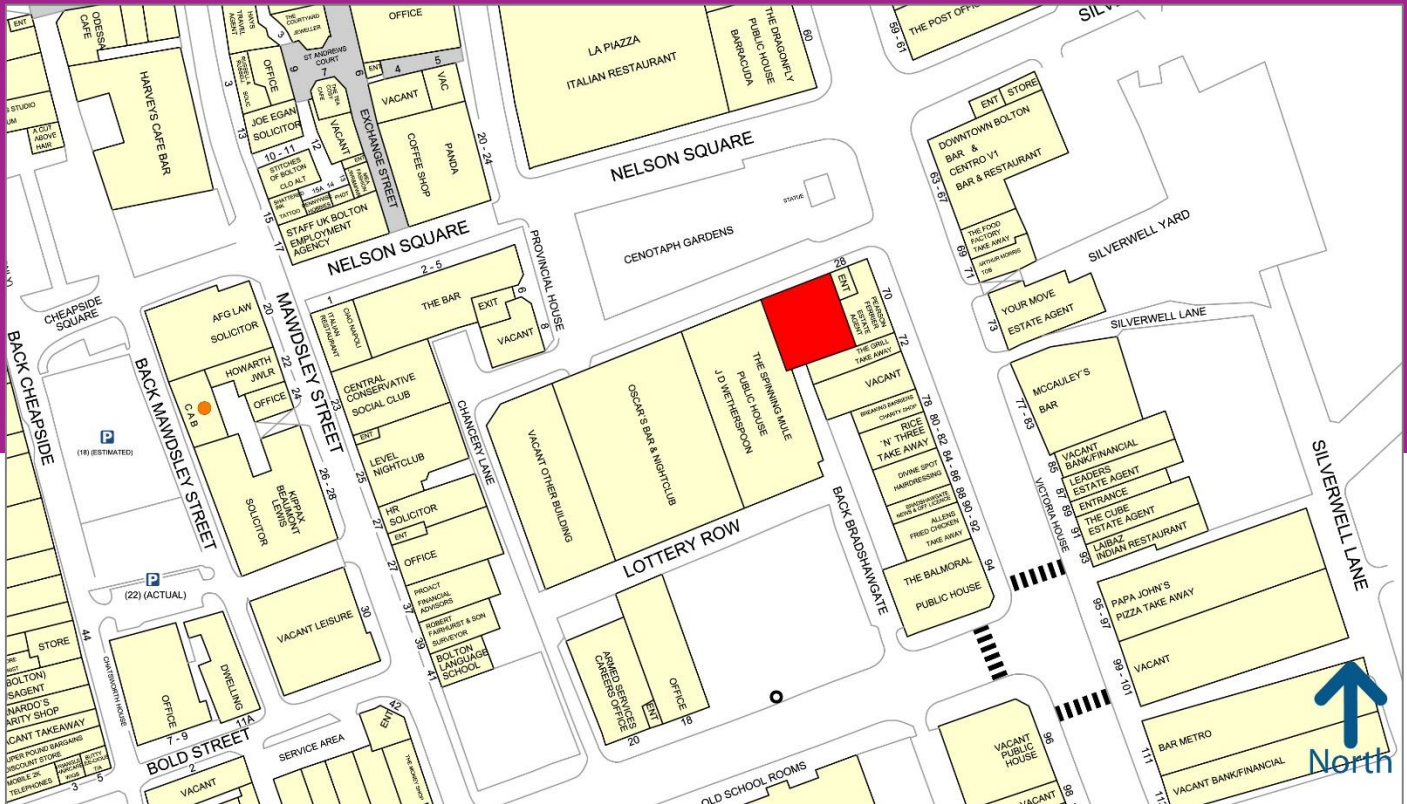
- **REDUCED PRICE**
- Established leisure circuit
- Attractive full-height glazing
- Overlooking Nelson Square



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property consultants

Call now 0151 242 3000
www.masonowen.com

8 Nelson Square, Bolton, BL1 1JT



Areas

| | |
|----------------------------|--------------------------|
| Ground & First Floor Sales | 3,380sq.ft. (314 sq.m.) |
| Ancillary | 470 sq.ft. (44 sq.m.) |
| Basement | 1,950 sq.ft. (181 sq.m.) |
| Total | 5,800 sq.ft. (539 sq.m.) |

Freehold

Freehold available - offers over **£300,000**.

Rates

| | |
|----------------|---------|
| Rateable Value | £33,500 |
| Rates Payable | £16,000 |

EPC

C66

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

Allie Bainbridge

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