

Flexible Leisure & Retail Space To Let in Bolton Centre - Newspaper House, 40 Churchgate, Bolton, BL1 1HL

3,000 – 25,130 ft² (278 – 2,335 m²)



CITRUS
COMMERCIAL CIRCLE

Property Description

Newspaper House is a modern, detached four-storey commercial building offering high-quality accommodation across the ground, first, second and third floors.

Recently refurbished to an excellent standard, the property is predominantly open plan, with additional private rooms suitable for offices, consultation rooms, treatment rooms, studios or meeting spaces.

The flexible accommodation would suit a wide range of gym, fitness, leisure, wellness and retail-style occupiers, including personal training studios, yoga or Pilates studios, dance schools, martial arts academies, beauty businesses, training providers and indoor activity operators, subject to the necessary consents.

Access is provided through an impressive shared reception directly from Churchgate. The accommodation can also be subdivided to suit individual requirements, subject to agreement.

The property benefits from a passenger lift serving all floors and 12 on-site car parking spaces.

Situated on Churchgate, close to Bolton town centre, the property is surrounded by a mix of retail, office, leisure and hospitality occupiers. It also provides convenient access to St Peter's Way, the A666 and the M61 motorway.

Available immediately.

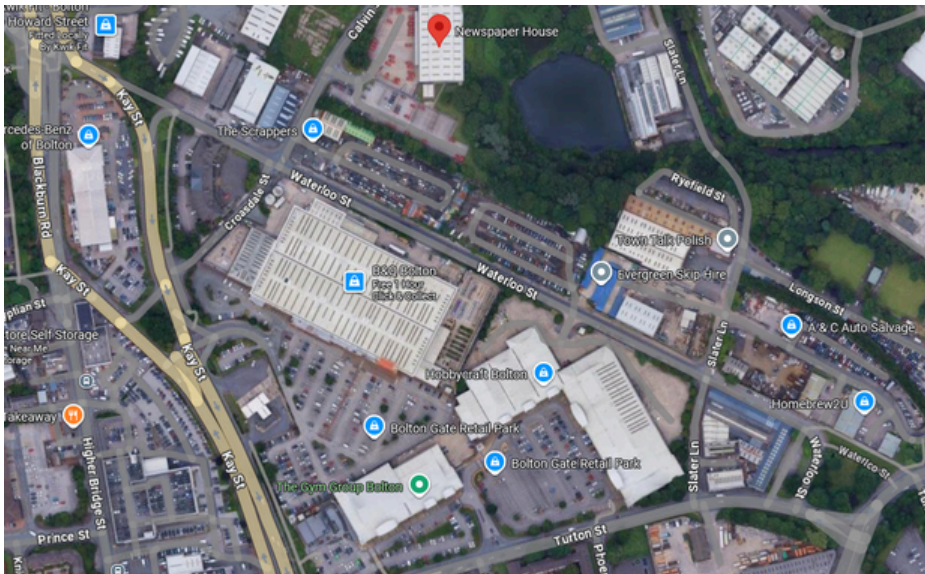


Location

The property is situated on Churchgate, Bolton, in a **secondary retail location** on the fringes of the **town centre**. The area forms part of the Churchgate Conservation Area and is located close to the Church, providing a characterful and established setting.

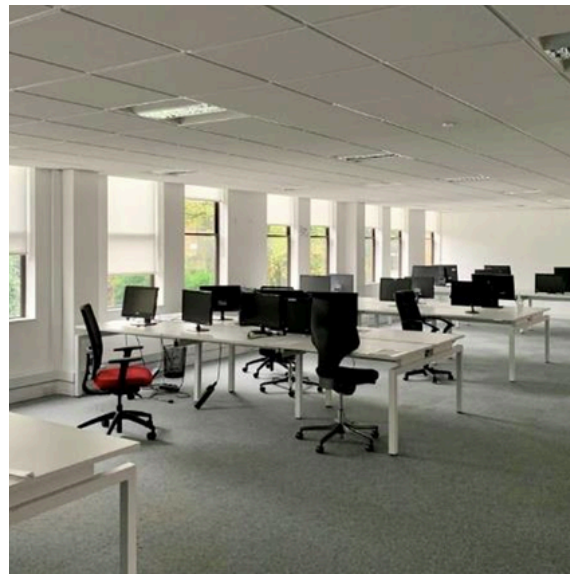
The surrounding area comprises a mix of office occupiers, retail units, leisure and public house uses, creating a vibrant **mixed-use** environment.

Churchgate offers convenient access to the wider town centre and benefits from good connectivity via Bradshawgate and Manchester Road, linking to St Peter's Way (**A666**) and the regional motorway network, including Junction 2 of the **M61 Motorway** approximately 1.5 miles away.



Key Features

- Modern detached four-storey commercial building
- Suitable for gym, fitness, leisure and retail-style uses
- Recently refurbished to an excellent standard
- Flexible open-plan floorplates
- Private offices, studios and treatment rooms
- Passenger lift serving all floors
- 12 on-site car parking spaces
- Prominent Churchgate location
- Available immediately



Specifications

- Modern suspended ceilings
- Perimeter trunking
- High-quality LG7 compliant lighting
- Passenger lift serving all floors
- Air conditioning
- Contract-quality carpet tiles
- On-site car parking



Accommodation

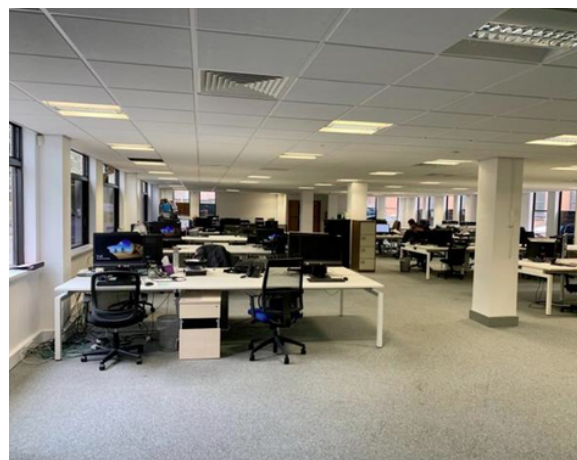
In accordance with the latest RICS Code of Measuring Practice we have calculated the following Net Internal Areas:-

Floor Area	Sq m	Sq ft
Ground Floor	464.5	5,000
First Floor	590	6,352
Second Floor	640	6,889
Third Floor	640	6,889

*Floor plates may split to suit requirements - further details available upon request.

Guide Rent

£12.00 per Sq ft



Business Rates

Business Rates can be provided upon request

VAT

VAT is applicable at the prevailing rate

EPC

A copy of the EPC is available on request

Viewing

Viewing by way of appointment through the agent

Citrus Commercial Circle
0161 383 1806
info@citruscommercialcircle.co.uk



CITRUS
COMMERCIAL CIRCLE

Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.

CONTACT US



Business Hours

Mon – Fri: 9AM – 5PM

Sat – Sun: 9AM – 5PM (Out of Office)

North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW.

Central Manchester Office: 10 St John St, Deansgate, Central Manchester, M3 4DY

Contact Number: 0161 383 1806

Email: info@citruscommercialcircle.co.uk

