

**St Andrews Court  
Mawdsley Street  
Bolton  
BL1 1LF**



## **SHOP TO LET**

860.00 sqft (79.90 sqm)

### **RENT**

£670.00 Monthly

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**TO LET BOLTON**

### **Property Highlights**

- Available Now
- Previously a cafe
- Qualifies for Full Rates Relief

### **Description**

previously a cafe set over 2 floors all CCTV outside with secure shutters around the courtyard

- Rent: £670pcm a Month
- Size: 860 sqft
- VAT: At the prevailing rate (Currently 20%)
- Business Rates: Qualify for Full Small Business Rates Relief

Please note: the arcade runs set opening hours

### **Location**

Located right in the heart of Bolton Town Centre within a small arcade. There is loads of parking nearby as well as fantastic transport links within a few minutes walk. This site offers a town centre and village feel in one.

### **Layout**

