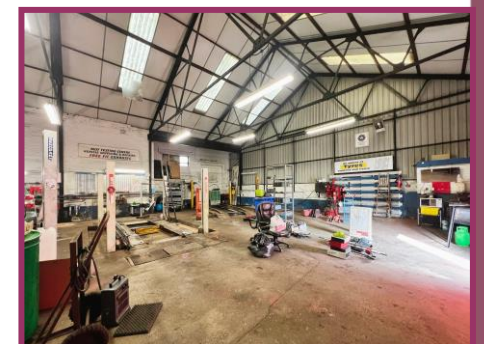


## SMITHS GARAGE, BRIGHTMET ST, BOLTON, BL2 1BR



- Large light industrial building
- Secure unsurfaced grounds
- Formerly a mechanics location
- Would suit a variety of uses STPP
- Circa 2,228sq ft building
- Circa 3,369sq ft of grounds
- Town centre location
- Being sold via auction



**Auction Guide Price £185,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

### BURY

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### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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A superb and prominent town centre light industrial building with sectioned off unsurfaced land to the side offered for sale via auction and with no further upward chain delay. Situated on Brightmet Street in the town centre of Bolton, this is just off the central Bradshawgate road in the town centre and is in area with other industrial building, offices and residential properties nearby. For many years the building and grounds has been used as a for a motor mechanics business "Smith Garage" for MOT, repairs and vehicle servicing etc. Though subject to appropriate permissions the building and grounds may be suitable for a variety of uses. According to the VOA the total area of the ground floor garage work area is circa 200 sq meters/2,152 sq ft and the first floor office is 7.6 square meters/ 81 square feet. Meaning that the total size is approximately 207 square meters/2,228 square feet. There is a large roller shutter style vehicle access door to the front, and pedestrian door, perhaps enough space for 4/5 vehicles inside, there is a ground floor office / reception area, a ground floor WC room, open store area and a first floor office above the ground floor reception area. Externally the fenced off area measures around 313 sq meters/3,369 square feet of unsurfaced fenced and gated off land.

The rateable value for the building is £8,663, the rateable value for the fenced off land is £940, meaning that the total rateable value for both is rounded down to £9,600. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Tenure:** The main building and about half of the car park is on a lease from September 1996 for 125 years (to 24th September 2121) and there is a second lease for the far side of the car park from September 2000 for 121 years (to 24th September 2021). There is no rent due under either lease.

**Chain details:** The property is offered for sale further upward chain delay.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or

decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

