



Ground Floor



First Floor

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MANCHESTER ROAD, BOLTON, BL2 1ES



- Prominent commercial property
- Retail space, offices & light industrial use
- Circa 2,380 sqft/221 sqm. No chain
- Versatile space, internal goods lift
- Garage/secure loading area & parking
- Close to Bolton town centre
- Potential STPP for residential conversion
- Would suit a variety of industries & uses



£310,000

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A mixed use commercial building with retail space to the front facing onto Manchester Road, offices and light industrial use with large roller shutter accessed garage/loading area to the rear, the properties complete with an internal goods lift and private parking to the front of the property as well as in the garage. Situated on Manchester Road which is one of the busiest roads in Bolton the property has very prominent frontage and is only a few minutes walk away from Bolton train station. Locally there are a variety of commercial businesses such as the Audi dealership, the central retail park (With B and M Home Store, Iceland and Vets For Pets) Burnden Park retail park is also on Manchester Road and locally there are some residential properties nearby. Perhaps, subject to all appropriate permissions and regulations, there is potential for the building to be converted to residential use or part residential use. although at present it makes a superb commercial building.

The accommodation extends to around 2380 ft.²/221 m² are thereabouts (VOA info) primarily with accommodation over two levels which briefly comprises: Manchester Road facing retail space, ground floor office, colleague reception hallway, ground floor WC/washroom, two ground floor storage/ workshop rooms (one with a goods lift access) and the garage/loading bay. To the first floor there is a sizable landing, kitchenette, first floor WC/washroom, two sizeable first floor offices and three generous storage/workshop rooms one of which has access to the good lift in addition below the retail space there is a cellar storage area (see video). In addition to the garage/secure loading area there is also private parking to the front of the property. There is a wall mounted Worcester gas combination boiler in place, partial double glazing and an abundance of potential for any number of industries or uses.

Viewing is highly recommended, in the first instance there is a walkthrough viewing video available to watch, and then a personal accompanied viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground floor:

Retail area: 21' 0" x 14' 5" (6.399m x 4.398m) Front door which faces out onto Manchester Road, finished with panelling suitable for fitting shelves and display equipment, there is a trap door in the floor providing access to the cellar room below.

Ground floor office: 15' 3" x 13' 2" (4.645m x 4.009m) uPVC window to the side, two radiators.

Ground floor staff entrance hallway: 15' 3" x 7' 10" (4.651m x 2.390m) Stairs off to the first floor, radiator, under the stairs.

Internal store/corridor: 7' 3" x 3' 6" (2.222m x 1.077m) Built-in display shelving for storage and doors off to the ground floor WC and ground floor workshop/storeroom.

Ground floor w.c/washroom: 8' 0" x 3' 6" (2.432m x 1.079m) White two piece sweet comprising pedestal wash hand basin and dual flush WC, single glaze window, radiator.

Ground floor workshop/storeroom 1: 15' 4" x 13' 9" (4.663m x 4.181m) Single glazed window to the side, radiator.

Ground floor workshop/storeroom 2: 21' 2" x 15' 1" (6.464m x 4.596m) The Balmatic goods lift opens into this ground floor room, door off to the garage/loading area.

Garage/loading: 16' 8" x 14' 11" (5.076m x 4.537m) A large metal roller shutter vehicle access door opens from the side of the property into this area, there is significant head height of around 4.130 and this offers a superb solution for loading, unloading goods and secure vehicle parking.

First floor:

First floor landing: 12' 5" x 2' 8" (3.782m x 0.806m) Two single glazed windows over the turning staircase, radiator. There is no balustrading fitted at the top of the stairs and we encourage any viewers to take caution..

Kitchenette: 5' 6" x 3' 8" (1.673m x 1.107m) Stainless steel sink and drainer, door off to WC/washroom.

WC/washroom: 6' 5" x 3' 7" (1.964m x 1.098m) A two-piece white suite comprising: pedestal wash hand basin and WC, single glazed window to the side, automatic hand and face dryer, wall mounted Worcester gas combination central heating boiler.

First floor corridor: 13' 9" x 2' 10" (4.190m x 0.852m) Provides access to office one and office two

Office 1: 21' 6" x 15' 1" (6.547m x 4.592m) uPVC window to the front and 2 uPVC windows to the side, three radiators.

Office 2: 12' 10" x 12' 2" (3.913m x 3.716m) Single glazed window to the side, radiator.

Workshop/store: 13' 9" x 15' 7" (4.186m x 4.743m) Accessed off the first floor landing, there is a radiator and this room opens in two workshop/storeroom two.

Workshop/store 2: 21' 2" x 15' 2" (6.461m x 4.630m) Exposed brickwork to the walls, the Balmatic goods lift opens into here, this room opens into a third store/workspace.

Workshop/storeroom 3: 16' 8" x 15' 1" (5.071m x 4.600m)

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Rateable value: Cardwells Commercial Agents Bolton pre-marketing research indicates that the rateable value is £6,200.

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