



## For Sale - Building with Planning consent for retail use

**Retail Building, Bridgeman Place Works, Salop Street, Bolton, Lancashire, BL2 1DZ**

**12,752 ft<sup>2</sup> (1,184.66 m<sup>2</sup>)**

- Excellent Location just off the A(666)
- Close to Bolton Town Centre
- Bolton Train Station within a short walk
- On site car parking
- Suitable for a variety of uses
- A number of residential developments nearby

## Description

The opportunity is to acquire a 2 storey building, which planning consent for use as a retail showroom with onsite Cafe. The building has already undergone external works including installation of new windows and external cladding. Internally the building is has marble floors installed along with plaster painted walls throughout.

There is a car park directly in front of the building for the sole use of the retail building.

## Location

The property is located in one of the key Town Centre intervention areas on Salop Street in the Trinity Quarter of Bolton Town Centre. It is close to Bradshawgate one of the main arterial routes through the centre of Bolton and within walking distance of Bolton Town Centre and many of the Town Centre Amenities.

The property is located on the edge of Bolton Town Centre, it benefits from excellent links to the A666 St peters Ways which ultimately links to the regional and national motorway network. It also have good links to the local road network. The property also is located within a 5 minute walk of Bolton Train Station.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and we calculate the floor areas to be 1184.66 m<sup>2</sup> (12,752 ft<sup>2</sup>) over ground and first floors.

## Tenure

Freehold

## Price

£895,000 For Sale

## Planning Use

The proposal for Bridgeman Place Works, is a mixed-use development to create a landmark residential extension and refurbishment to the main building, with a coffee shop at ground floor (entered from North elevation). The renovation of the more contemporary extension building to include a café and retail unit (as previously approved application 05082/18), with a new kitchen extension and new entrance constructed (as part of this planning application). Demolition of the later infill extension to create a new private courtyard with the main residential entrance.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

As the property is undergoing reconstruction the property currently has a rateable value of nil. Please contact the rates department of Bolton MBC for further information.

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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