



## For Sale via Informal Tender

Former Little Lever Library, Coronation Square, Bolton, Lancashire, BL3 1LP

1,362 ft<sup>2</sup> (126.53 m<sup>2</sup>)

- Prominent location in the centre of Little Lever
- Suitable for a range of uses
- Close to a number of town centre amenities
- Good transport links
- Grade II listed War Memorial
- Deadline for bids 12pm Friday 17th March 2023

## Description

The subject property is the former Little Lever Public Library. It is a single storey detached building, with a rear yard area. The property will be sold with vacant possession.

The property comprises a large open plan space which was previously the public library. To the rear of the property is a small office, kitchen and W.C. Externally there is a rear yard area and the property sits on a total site area of 0.13 acres.

The front elevation contains the grade II listed Little Lever War Memorial Plaque and purchasers will be responsible for its up keep and maintenance.

## Location

The subject property lies in a prominent position at the roundabout where Market Street, High Street and Mytham Road meet in Little Lever Town Centre. The property is situated near to other local retailers, including Cohens Chemist and a number of local retailers and businesses.

The property benefits from good transport connections and is approximately 3 miles away from Junction 2 of the M61 motorway which ultimately leads onto the national motorway network.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides 126.53 m<sup>2</sup> (1,362 ft<sup>2</sup>) of accommodation

## Tenure

The property will be sold on the basis of a new 999 year lease at a peppercorn rent. There will be covenants contained in the lease which will relate to the upkeep and maintenance of the war memorial.

There will also be restrictions on the use, therefore purchasers are required to state the intended use when submitting bids on the property, as these will need to be considered when placing restrictions on the use.

## Price

The client is seeking unconditional bids at a guide price of £70,000 - £80,000 which are not conditional on securing planning consent.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12pm on the 17<sup>th</sup> March 2023.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form. Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

## Planning Use

Currently Use Class E. The property is suitable for alternative uses. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £5,900

## Viewing

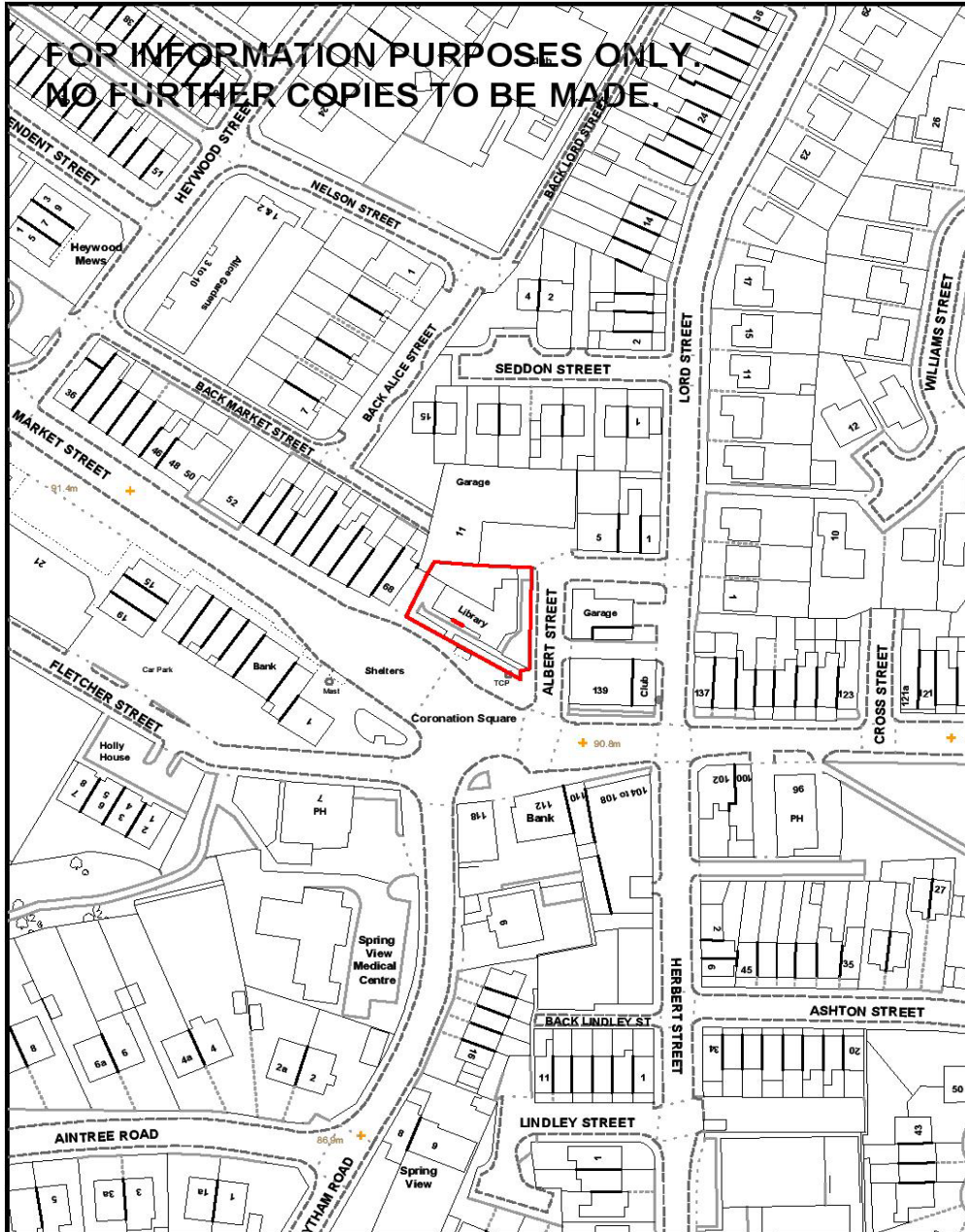
Viewing by way of appointment through the sole agent Fletcher CRE


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<p><b>LITTLE LEVER LIBRARY</b></p> <p>Area edged red: 0.0526 Ha</p>	<p>Prepared by: JC Asset Ref: 00580 Reference: DP 24LL Date: 23/09/2021</p>	<p>© Crown Copyright database rights 2018 0100019389</p>
	<p>DEPARTMENT: PLACE SECTION: ASSET MANAGEMENT</p>	<p>N ↑ scale 1:1250</p>