



For Sale - Commercial Premises

Bolton Irish Centre, 93 - 95 Lever Street, Bolton, Lancashire, BL3 2AB

3,894 ft² (361.75 m²)

- Prominent Corner Building along Lever Street
- Suitable for a variety of uses subject to the necessary planning consents
- Popular industrial location
- Good transport links including close proximity Bolton Train Station
- Close to Bolton Town Centre

Description

The subject property is an end of terrace, 2 story premises used as a social club. It is of traditional construction with brick elevations underneath a pitched slate roof. To the rear of the property there is a two-story extension with a flat roof.

Internally the property provides an open plan area, with a large bar, male, female and disabled W.C.s, a commercial kitchen with extraction and access to the basement area. There is also front and rear access to the first floor. Here this provides a large open plan function room, a private meeting room and male, female and disabled W.C.s.

There is also both a useable attic area and basement but we're unable to inspect this area. Other benefits include gas central heating, double glazing, phase 3 power and a dun-waiter (not in working order) Externally the property is secured by manual roller shutters over the entrance and windows of the ground floor.

Location

The subject property is located on Lever Street, which provides access to the local road network and is less than four minutes' drive to the A666 which connects to the regional motorway network. The property is also 15 minutes' drive from Junction 5 of the M61 motorway, which ultimately links on to both the regional and national motorway network.

The property is also located in close proximity to public transport as Bolton train station is 0.5 miles from the subject premises and it is also close to a number of local bus routes. There are a number of national occupiers in close proximity such as Sayers the Bakers, Shop Direct, Kwik Fit and the University of Bolton's halls of residence.

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 property to provide 3,894 sq ft (361.75 sq m) of accommodation over ground and first floors

Tenure

The property is held on a long leasehold basis of 5,000 years. We would you make your own investigations in this regard.

Price

We are seeking offers over £200,000 for the sale of the property subject to contract

Planning Use

The current planning is for a social club which comes under Sui Generis. Whilst the property is suitable for alternative uses we would recommend interested parties undertake their own investigations in this regard.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £6,395

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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