



## For Sale - Grade II Listed Former Church Premises

All Saints Ukrainian Church, All Saints Street, Bolton, North West, BL1 2BQ

4,294 ft<sup>2</sup> (398.91 m<sup>2</sup>)

- Former Church Premises
- Suitable for a range of uses subject to planning
- Close to a number of town centre amenities including Market Place
- Close to Church Wharf Development Zone
- Grade II Listed



## Description

The opportunity is to acquire a Detached Grade II listed Church, on a plot of 0.43 acres. It is of traditional stone construction consisting on a large open plan space with a mixture of cellular offices, storage space, kitchen and WC facilities.

The property has potential for a range of uses including residential development subject to the appropriate planning permission. The property sits next to the proposed Church Wharf development Zone, a key strategic development area in Bolton Town Centre. The property is currently subject to a stopping up order and there are a number of covenants in place on the site, further information can be provided upon request.

## Location

Located on All Saints Street in Bolton town centre. The property is surrounded by a mix of users including residential and office users, it is also a short distance from the Market Place. All Saints street leads on to Bow Street which is one of the main roads into Bolton town centre which links with the A666 and the inner ring road, and ultimately leads to the national motorway network.

The property is also located within a 10 minute walk to the newly developed train and bus interchange that links to Manchester City centre, Blackburn, Preston and Manchester Airport

## 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 the following floor areas: 4,294 sq ft

## Tenure

The property is held freehold but subject to a number of restrictive covenants. We understand work has begun to remove the covenants from the title, however further information can be provided upon request.

## Price

Seeking unconditional offers in the region of £250,000. Conditional offers may be considered subject to the terms proposed. Subject to Contract

## Planning Use

Property is a former Church premises and is Grade II Listed under listing reference 1387858.

The property is suitable for a variety of uses subject to the necessary planning consents,

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Business Rates may be applicable subject to future uses, we would suggest interested parties contact the rates department of Bolton MBC or the Valuation office Agency (VOA) for further information.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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