



For Sale Retail Premises

609 Blackburn Road, Bolton, Lancashire, BL1 7AA

1,115 ft² (103.58 m²)

- Prominent corner position along Blackburn Road
- Former Showroom Premises
- Close to a number of public car parks
- Suitable for a variety of uses
- Could be sold with 1 Lawson Street



Description

The subject property is a semi detached, retail premises, of stone construction underneath a pitched slate roof. It is currently used as a bathroom showroom over both ground and first floors. It is well appointed throughout and whilst used as a showroom could provide a large open sales area, offices or conversion to alternative uses subject to the necessary modifications and planning consents.

It also was previously connected to the building to the rear of the property, which is also on the market and can be acquired together.

Location

The property is well positioned on a prominent corner position along the busy (A666) Blackburn Road and is in close proximity to a number of local amenities including betting shops, hair and beauty salons and most notably Asda supermarket.

The property has good transport connections with Bolton town centre as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, 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 Net Internal Area basis (NIA) and we understand it provides 103.5 sq m (1,115 sq ft) over ground and first floors.

Tenure

We understand the property is held freehold, however, we advise all parties to undertake their own investigations in this regard.

Price

Seeking offers over £175,000 Subject to Contract

Planning Use

Use Class E. The property may be suitable for alternative uses subject to the necessary planning consents

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £8,300

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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