

FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD
GROUP

19 & 21 Chadwick Street, Bolton, BL2 1JN

- Two adjoining six bedroom HMOs currently let to Serco.
- Currently producing a combined income of £41,650p.a.
- Less than 1 mile from Bolton town centre
- Close to transport links and easily accessible

CONTACTS

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LOCATION

The property is located in a residential area on the outskirts of Bolton town centre which is less than a mile to the west. Chadwick Street comprises mainly large Edwardian properties in addition to Bolton Parish Church C of E primary school which is located opposite the property.

Chadwick Street is accessed directly from the A579 (Bury Road) which is a main A road that connects Bury to Bolton with amenities and bus routes along the Way. The A666 which connects Bolton to Manchester via the M61 is also close by and Bolton railway station is within the town centre less than a mile away. There are a range of amenities close by within the town centre, and also on large retail parks on the periphery of the town.

DESCRIPTION

The property provides two six bedroom HMOs which both have a similar internal layout.

The ground floor provides rooms 1 and 2, the shared kitchen and laundry room and access to the basement. The first floor provides rooms 3, 4 and 5 and room 6 is located on the second floor/ converted attic. Each room has an ensuite shower room. Room 6 is larger than the other bedrooms and has an additional room.

OCCUPATION

Both properties are let to Serco for a term of 6 years and 11 months commencing on 01/03/2023 up to and including 31/01/30. The rent is £1,735.50pcm per property.

ACCOMMODATION

The net internal area is approximately as follows:

19 Chadwick Street

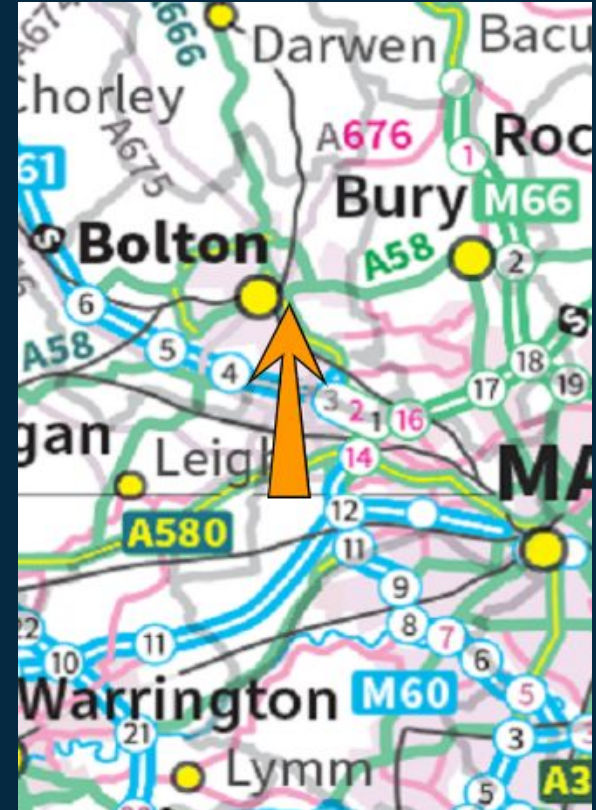
Room 1- 15.91m²
 Room 2- 14.19m²
 Kitchen- 11.1m²
 Laundry Room- 3.5m²
 Room 3- 18.88m²
 Room 4- 16.65m²
 Room 5- 23.32m²
 Room 6- 32.83m²

Total- 136.45m² / 1,489sq.ft.

21 Chadwick Street

Room 1- 16.34m²
 Room 2- 15.4m²
 Kitchen- 12.48m²
 Laundry Room- 3.36m²
 Room 3- 19.84m²
 Room 4- 16.28m²
 Room 5- 22.36m²
 Room 6- 26.88m²

Total- 132.94 / 1,431sq.ft.



19 and 21 Chadwick Street, **Bolton, BL2 1JN**

PHOTOGRAPHS

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TENURE INFORMATION

19 Chadwick Street- Leasehold under title number MAN223572
21 Chadwick Street- Leasehold under title number MAN224033.

We understand both leases held for a term of 999 years from 1st May 1880 with a Ground Rent of £28p.a.

EPC

TBC.

HMO LICENCE

We understand there are licences in place for a maximum of 6 residents which is valid until 22nd June 2025.

PRICE

Offers in excess of £450,000.

VAT

All figures quoted are exclusive of VAT which may be applicable.

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE



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