



CHURCHGATE HOUSE

CHURCHGATE,
BOLTON, BL1 1HL



FOR SALE

Mixed use office & retail
investment in the heart
of Bolton Town Centre



EXECUTIVE SUMMARY



- Multi-let mixed use investment opportunity
- Total of 36,839 sq. ft. (NIA) of office, retail and leisure space
- Total passing rent of £143,261 per annum (excl VAT)
- Current office passing rents range between £3.50 - £7.00 psf
- Good opportunity to refurbish/redevelop (STPP)

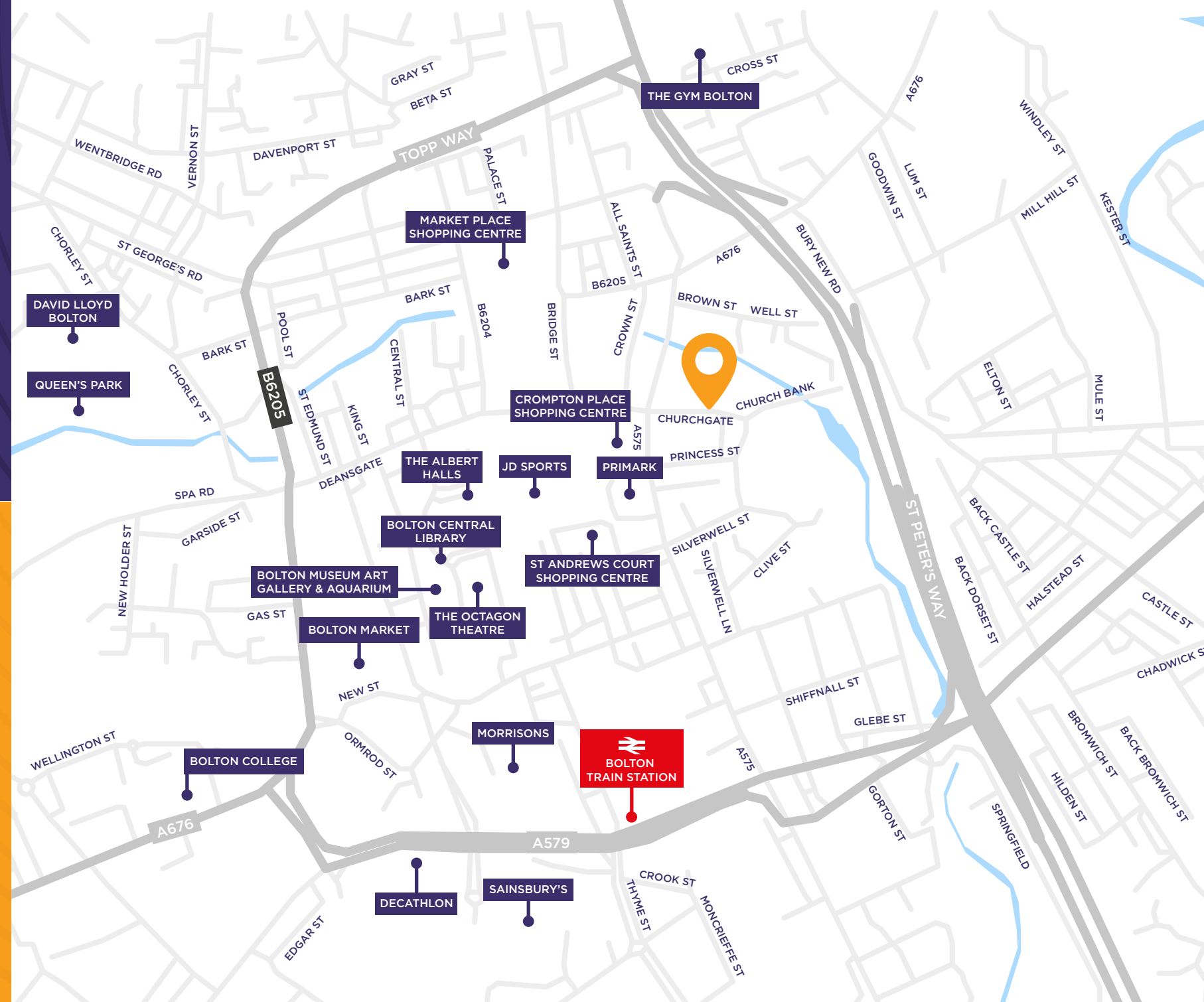


LOCATION

Churchgate House is located within Bolton town centre approximately 14 miles North West of Manchester City Centre.

Manchester Airport is approximately 21 miles to the South and Liverpool Airport is approximately 37 miles to the West. Bolton town centre is served by the M61 motorway which in turn provides good access to the M60, M62 and M6 as well as the A580 East Lancashire Road. Bolton railway station is located approximately 0.7 miles from the subject property.

Churchgate House is prominently located fronting Churchgate and is situated in a mixed-use area including commercial, residential and leisure and benefits from being within close proximity to a variety of local amenities. The property is within 200 metres of Deansgate, one of the primary retail areas of the town Centre.



DESCRIPTION



Churchgate House is a multi-let mixed use building totalling 36,839 sq. ft (Net Internal Area) benefiting from the opportunity to refurbish/redevelop (STPP). The building is arranged over ground to fifth floors together with 52 on-site car parking to the rear of the property.

The ground floor accommodation comprises of retail uses together with a communal entrance for the office space to the upper floors. Male and female WC's are situated on alternating floors. The upper floor office space is accessible via a lift as well as a central stairway.

ACCOMMODATION SCHEDULE



AREA	USE	FLOOR	FLOOR AREA (SQ. FT.)
Retail 14/18 (Long leasehold)	Retail	Ground	5,407
Retail 20	Retail	Ground	1,073
Retail 22	Retail	Ground	1,088
Retail 24	Retail	Ground	1,086
Retail 26/28	Retail	Ground	1,920
Retail 32/34	Retail	Ground	2,168
Suite 1A	Office	First	2,483
Suite 1B	Office	First	826
Suite 1C	Office	First	303
Suite 1D1	Office	First	574
Suite 1D	Office	First	339
Suite 1E	Office	First	2,270
Suite 1F	Office	First	249
Suite 1G	Office	First	185
Suite 1H	Office	First	353
Suite 1I	Office	First	166
Suite 1J	Office	First	279
Suite 1K	Office	First	844
Suite 2A	Office	Second	1,345
Suite 2B	Office	Second	2,540
Suite 3A	Office	Third	4,132
Suite 4A	Office	Fourth	818
Suite 4B	Office	Fourth	475
Suite 4C	Office	Fourth	1,544
Suite 4D	Office	Fourth	487
Suite 5A	Office	Fifth	2,365
Suite 5B	Office	Fifth	1,187
Suite 5C	Office	Fifth	333
		TOTAL	36,839

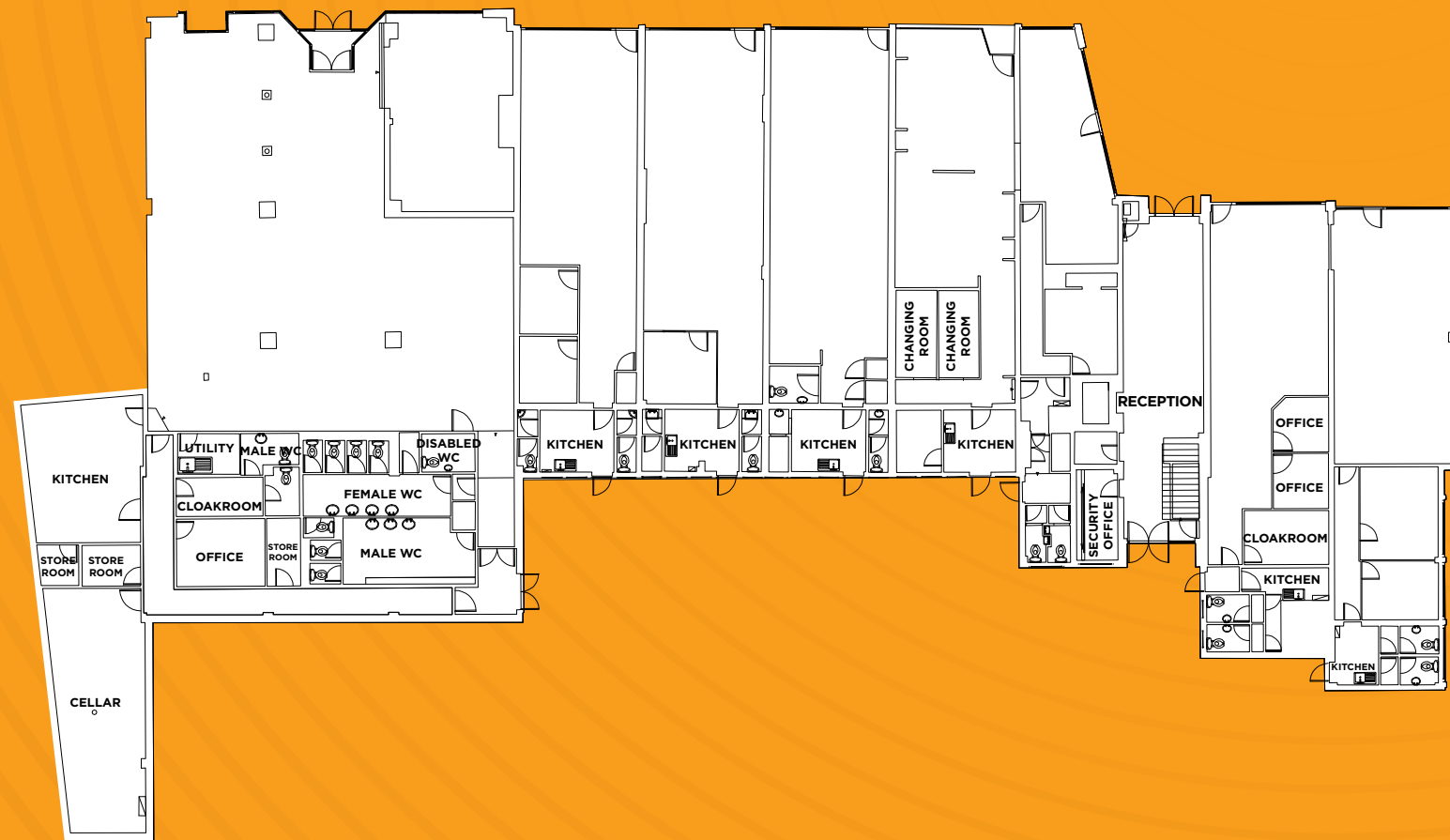
INVESTMENT SUMMARY



- A mixed-use investment property totalling 36,839 sq. ft. NIA. Comprising of 12,742 sq. ft. of Retail/leisure and 24,097 sq. ft. of office space
- Total passing rent £143,261 per annum, with significant reversionary potential
- Current office space passing rents range between £3.50 - £7.00 psf with a reversionary potential of £10 psf subject to refurbishment
- Low capital value opportunity circa £40 psf
- Good location within the centre of Bolton with access to a variety of local amenities.
- Benefits from 52 car parking spaces
- Good opportunity to refurbish/develop (STPP)



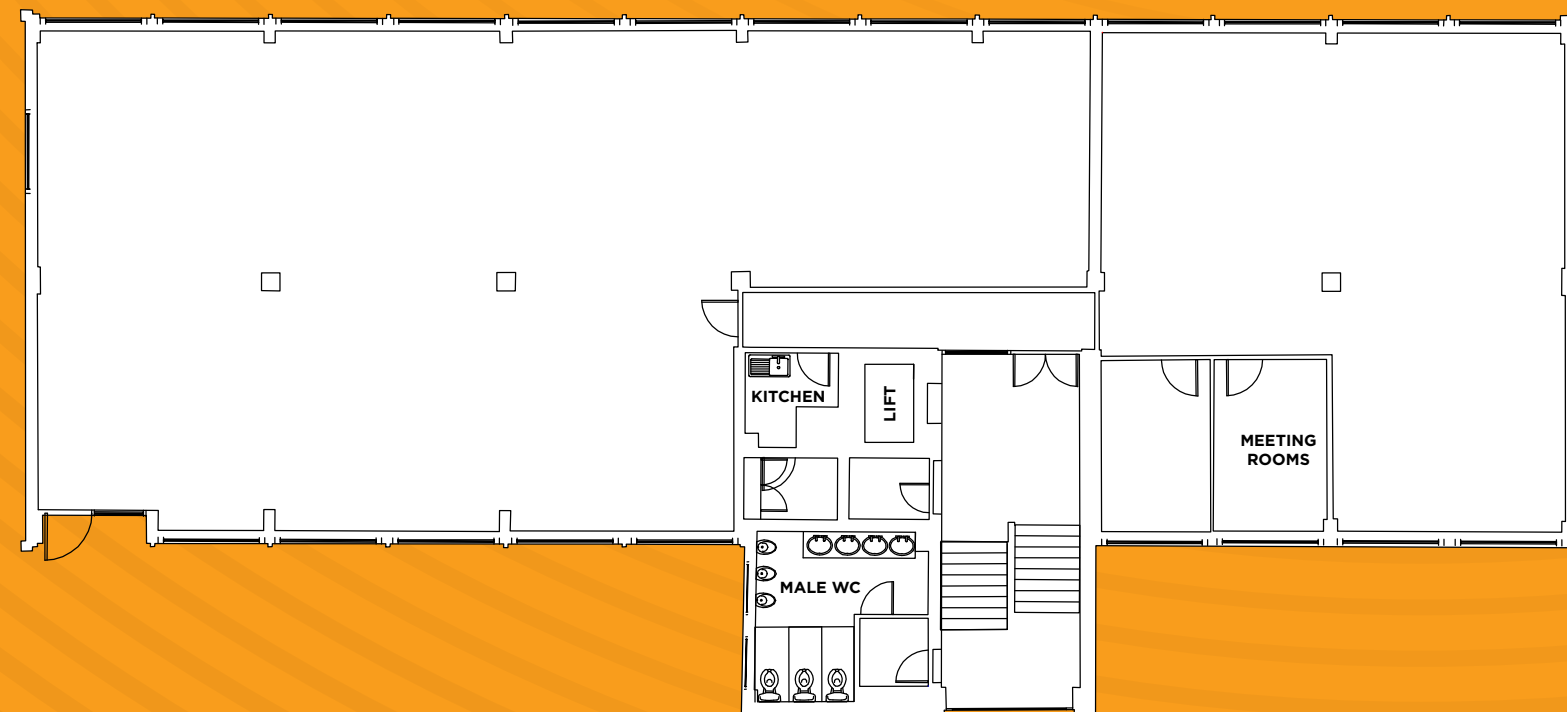
GROUND FLOOR



FIRST FLOOR

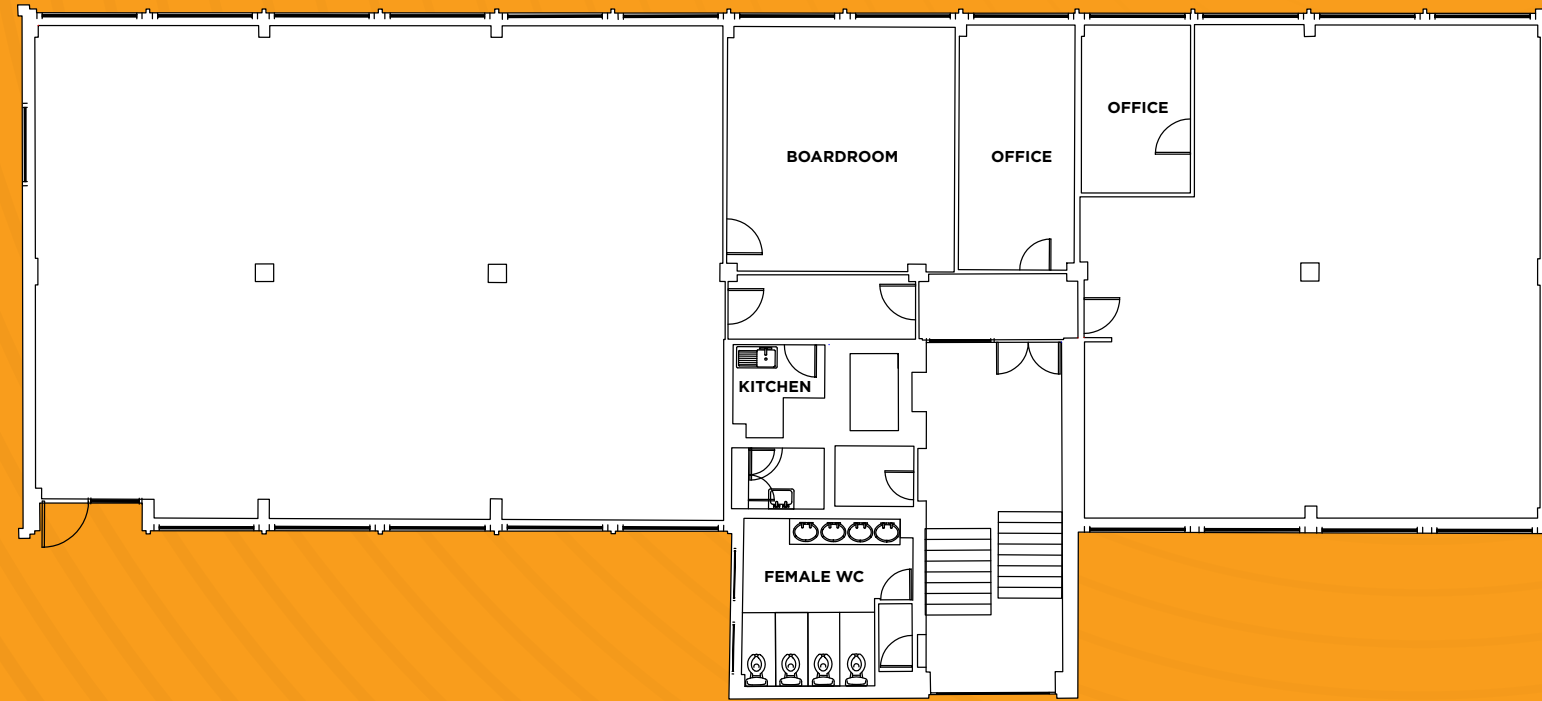


SECOND FLOOR

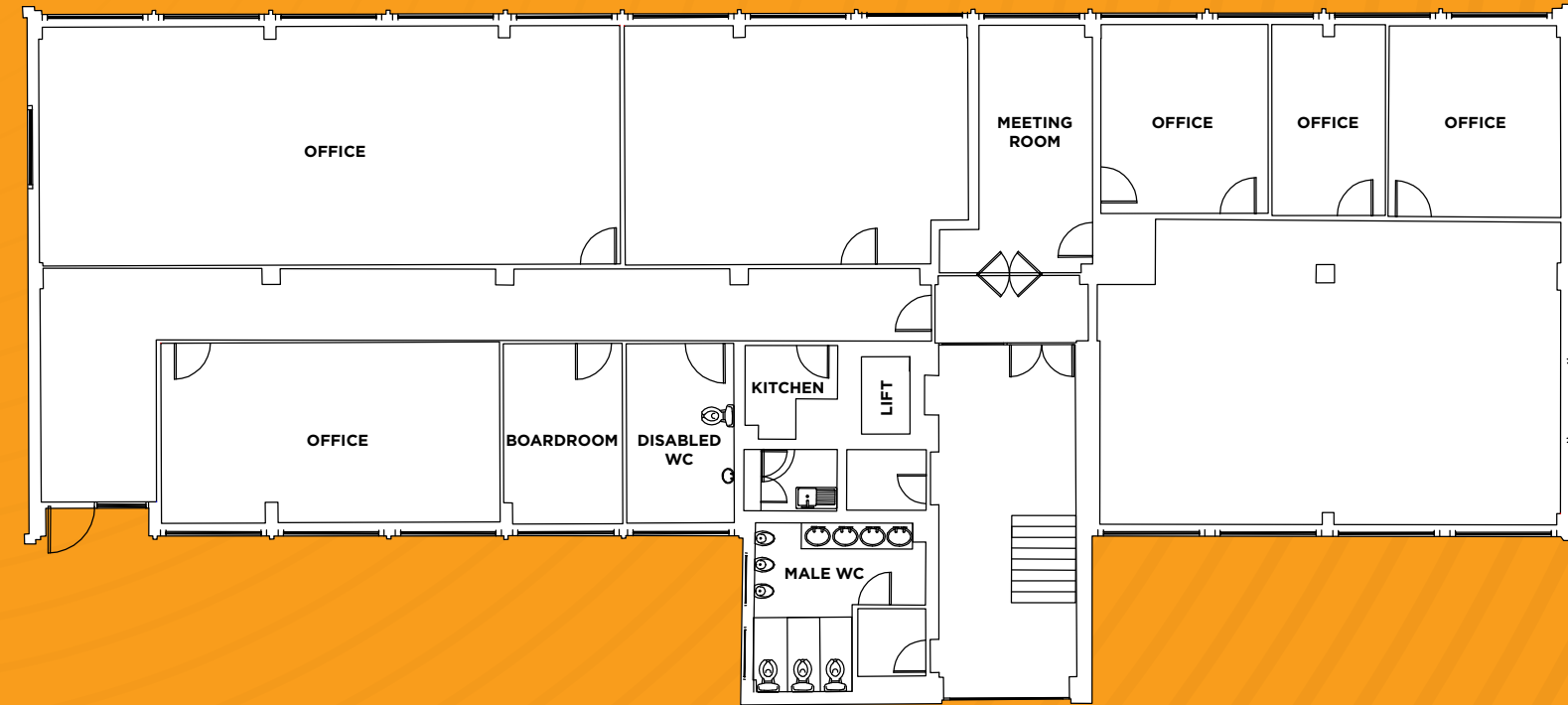


FLOOR PLANS

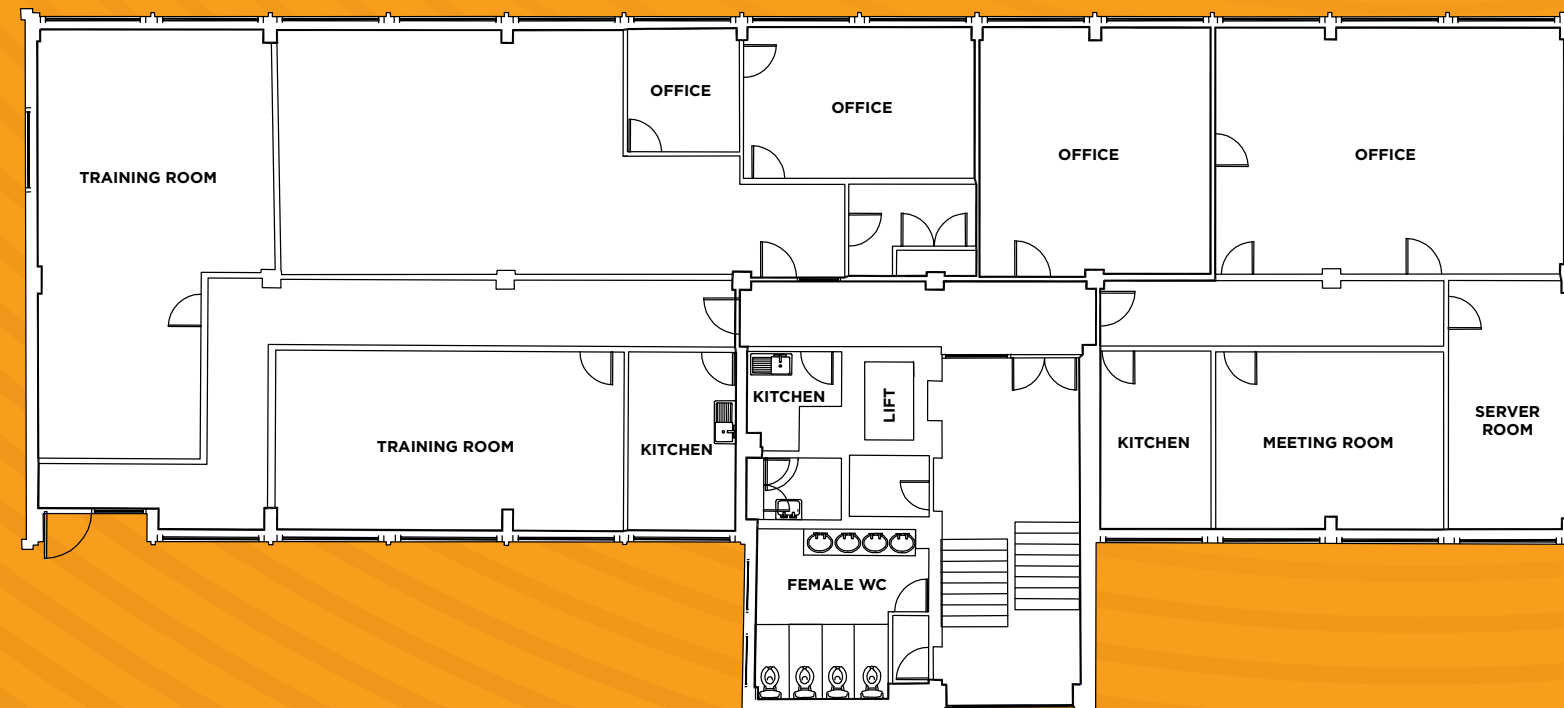
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



GALLERY



FURTHER INFORMATION



TENURE

Freehold.

BUSINESS RATES

Parties are to make their own enquiries via:
(<https://www.gov.uk/find-business-rate>).

SERVICE CHARGE

Full service charge information can be provided on request.

EPC

The EPC ratings for the property currently range from rating C to E. EPC certificates are available upon request.

AML

In accordance with Anti Money Laundering Regulations, the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

PRICE

We are seeking offers in the region of **£1,500,000 (one million five hundred thousand pounds)** for our clients interest, Subject to Contract.

CONTACT

For more information, please contact the agents:

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