

**For Sale/
To Let**
Private Car Parking to Rear



Grade II Listed Office Building

4,344 SQ FT (403.56 SQ M)

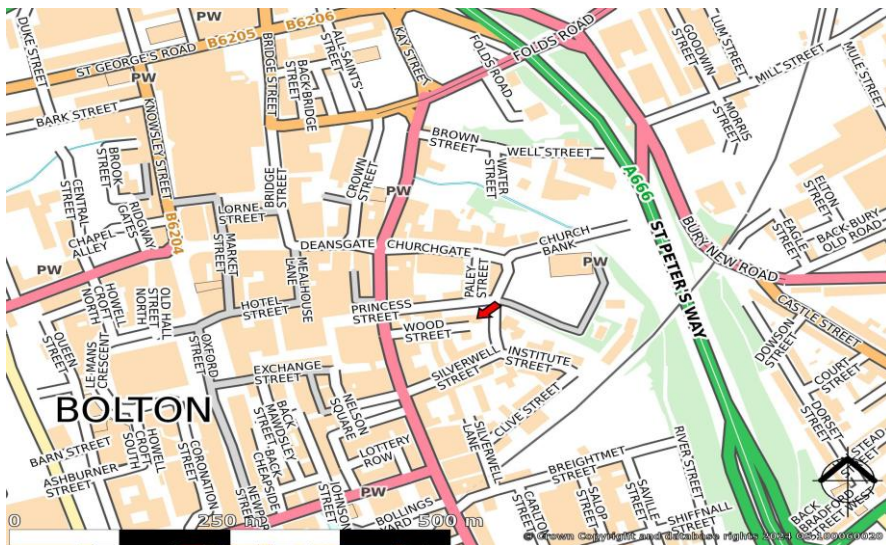
📍 20 WOOD STREET, BOLTON, BL1 1DY

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Turner Westwell
Commercial Agents

KEY FEATURES

- Superb Grade II Listed commercial property
- Accommodation over 3 floors, plus basement
- Presented to an excellent standard throughout
- Well maintained property, having undergone sympathetic refurbishment
- Private parking at the rear for 7 vehicles (accessed from Silverwell Street)
- Accessible from both Wood Street (pedestrian) and Silverwell Street (vehicle and pedestrian)
- Walking distance of Bolton Bus and Train Interchange
- Adjacent to proposed Crompton Plan redevelopment scheme
- May suit other uses - subject to planning permission
- Sold with Vacant Possession, or may let (minimum 5 year lease)
- Offers in the Region of £325,000 / £30,000 per annum



LOCATION

Located on Wood Street, in the heart of Bolton Town Centre. Access to Wood Street is gained from Bradshawgate (A575). Wood Street is a no-through road, which benefits to the ambience of the Conservation Area. Vehicle access is gained from Silverwell Street.

The property is located within walking distance to Bolton Bus and Train Interchange. The A666 St Peters Way is located approximately 0.25 miles from the property, providing immediate transport links to the National Motorway Network and other suburbs of Bolton.

DESCRIPTION

The subject property comprises an extensive, Grade II Listed end of terrace office building, constructed in circa 1790, comprising of accommodation arranged over basement, ground, first and second floors.

In recent years, the property has undergone comprehensive and sympathetic refurbishment throughout and now provides for superb, high quality and well presented, professional office accommodation.

At ground floor level, the property is accessed via an impressive and ornate entrance door into a decorative and spacious hallway retaining many of its original features. Situated off the hallway are two spacious office rooms, a store room (formerly a kitchen) and an impressive boardroom, together with staircase access to the basement. There is a modern kitchen facility to the rear.

The first floor provides for further well presented accommodation including a large open plan "sales team" suite, which incorporates its own modern tea-point. In addition, there are a further two private office rooms, together with well appointed separate male and female WCs.

At second floor level, there is a further modern staff kitchen incorporating a range of wall and base units. Behind the kitchen (on the Wood Street elevation) is a "comms-room." Situated off the second floor landing are three further spacious offices.

The basement accommodation is impressive and presently used for archive and workshop space. Utility meters and a floor mounted boiler are located here.

Overall, the office accommodation is, as mentioned above, presented to an excellent standard throughout, with majority plastered and painted walls and ceilings, incorporating ceiling mounted LED panel lighting, gas central heating to wall mounted radiators and wall mounted electric panel heaters, and quality carpet finishes.

The property has recently benefitted from the installation of UPVC double glazed, sash windows (where permitted), including internally fitted secondary glazing units to the front elevation.

Externally, the property benefits from 7 private car parking spaces, which are accessed from Silverwell Street.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Basement	109.16	1,175
Ground Floor	105.16	1,132
First Floor	98.94	1,065
Second Floor	90.3	972
Total	403.56	4,344

*plus parking for 7+ vehicles

SERVICES

From our enquiries, we understand that mains electricity, gas, water and mains drainage are connected to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

RENTAL

The Vendor may consider a rental of the property, subject to Tenant covenant strength and lease terms (minimum 5 years), on Tenant's Full Repairing and Insuring terms.

The rental would be £30,000 per annum exclusive.

SALE PRICE

Offers in Excess of £325,000 - sold with Vacant Possession.

VAT

VAT is not applicable

BUSINESS RATES

The property is subject to two separate Rating Assessments, as at 1st April 2023, follows: -

20 Wood Street: £22,000

20a Wood Street: £4,850

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

TITLE/TENURE

The property is held Freehold under Title No MAN228326. See Title Plan below.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

Not Applicable. The property is exempt from EPC requirements due to its Grade II Listed status.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

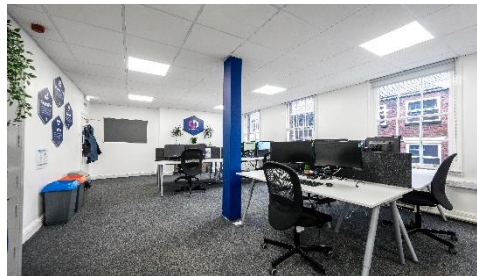
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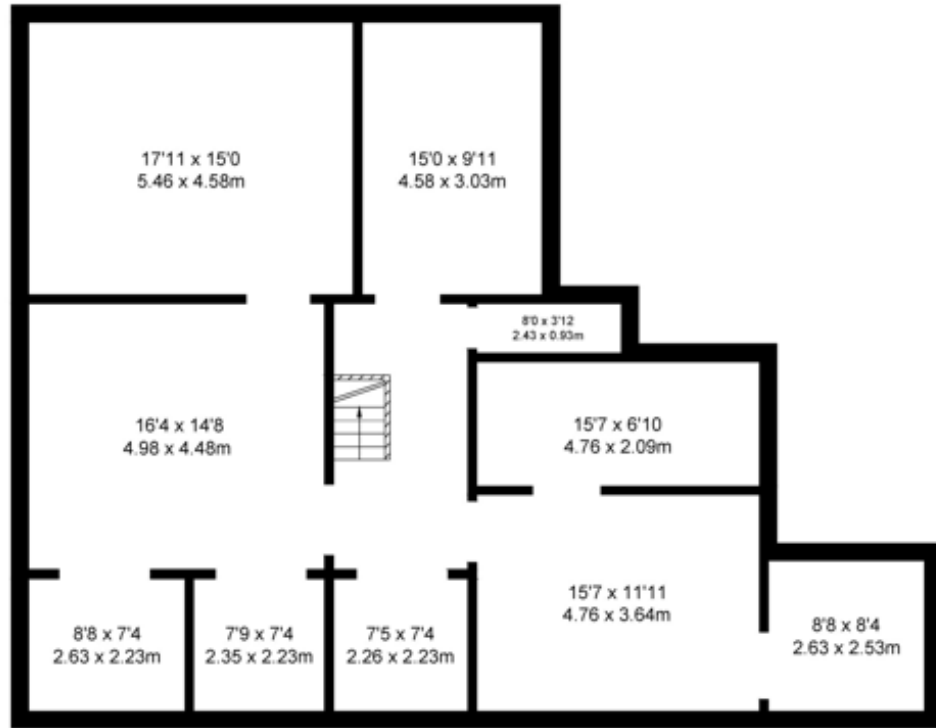
Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

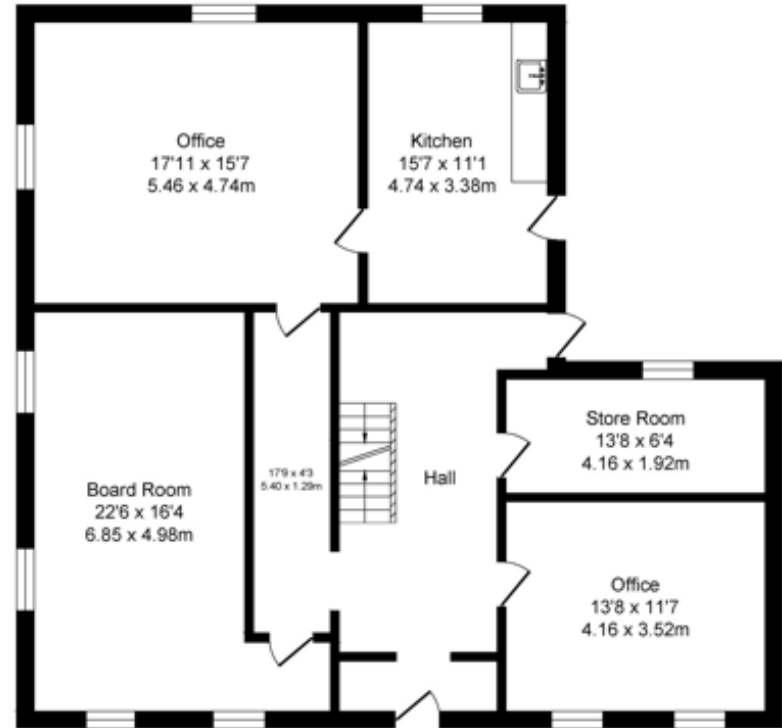
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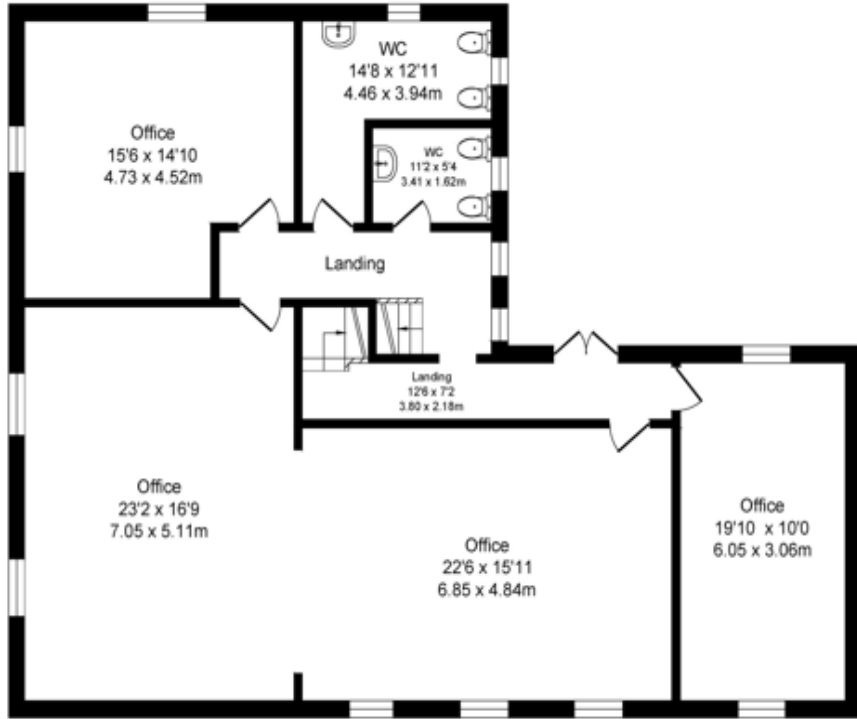
Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



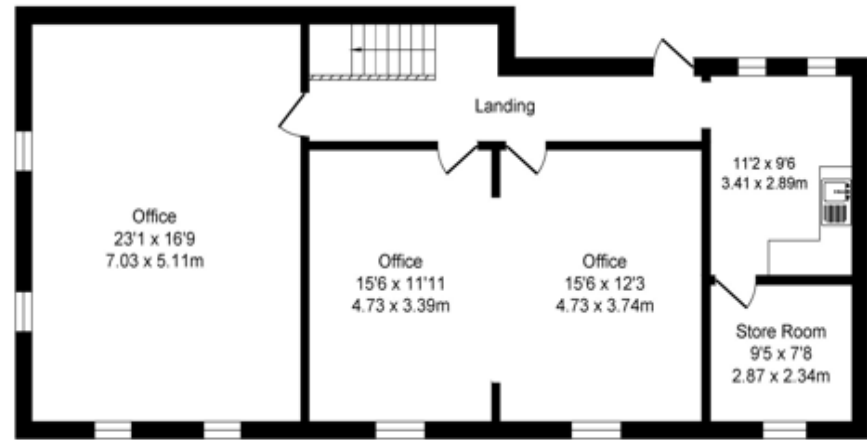
Basement



Ground Floor



First Floor



Second Floor