

To Let/  
May Sell  
Ground floor retail with 6 x  
apartments above



# Mixed-Use Commercial & Residential Property

5,319 SQ FT (494.14 SQ M)

📍 140 ST. HELENS ROAD, BOLTON, BL3 3PJ

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent mixed-use former Hotel & Public House property
- Retail unit (Class E at ground floor)
- 6 x partly finished apartments on first and second floors
- Large garden (former beer garden) at rear
- Potential for extension, subject to planning permission
- Ground floor retail would suit a range of uses/occupiers
- To let as a whole with ability to sub-let part
- Rent concession available to assist with finishing off works to apartments - subject to covenant strength
- 100% Rates Relief for qualifying occupiers of the ground floor retail unit
- Rent on Application
- Offers for Freehold Interest invited (no guide price)



## LOCATION

The property is located prominently fronting St. Helens Road (A579), at its junction with Blackledge Street, approximately 1.25 miles south west of Bolton Town Centre. The immediate area is a vibrant, mixed-use area with nearby occupiers including residential, education, retail, office and industrial uses.

The property sits on a busy public transport route, approximately 2.35 miles from junction 4 of the M61 motorway. Royal Bolton Hospital is within a 1.5 mile distance from the property.

## DESCRIPTION

The property comprises a substantial, former Hotel and Public House premises of traditional masonry construction, set beneath a pitched and slated roof covering.

Retaining some original features, the accommodation within is arranged over basement, ground, first and second floor levels.

At ground floor level there is a regular shape retail unit (E-Class), which may suit a range of uses to include cafe, restaurant, offices and general retail.

The first and second floors have recently undergone partial conversion to 6 x 1 bedroom apartments. The layout to the apartments has been set out to include first fix electrical works, but a conversion will require completing by the new occupier/tenant - see attached plans. Access is proposed to be gained from the rear of the property.

Externally, there is a substantial enclosed former beer garden, offering scope for further extension or amenity space for either ground or upper floors.

## SERVICES

All mains services are connected to the property. We are advised there are separate electric and water suppliers to the apartments. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

## 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	81.66	879
Ground Floor	157.47	1,695
First Floor	126.62	1,363
Second Floor	128.39	1,382
<b>Total</b>	<b>494.14</b>	<b>5,319</b>

## LEASE TERMS

Available as a whole by way of new Tenant's Full Repairing and Insuring lease terms, with the ability to sub-let the apartments and ground floor commercial unit.

Consideration may be given to the rental of the ground floor separately.

## RENTAL

Rent on Application.

## SALE PRICE

Offers invited - no guide price is to be discussed. Interested parties are invited to make an offer in writing.

## VAT

The property is elected for VAT.

## PLANNING

Planning consent has been approved and implemented with conditions, for change of use from Public House/Hotel to a Retail Unit (Class E) at ground floor and 6 x apartments on the first and second floors together with associated alterations to external elevations including covered staircase and walkway to the rear. Planning Ref: 15346/23.

## LEGAL COSTS

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

## TENURE

The property is held Freehold under Title Number GM823388.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,500, with effect from 1st April 2023. 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 £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## COUNCIL TAX

The property is rated as "Band A" for Council Tax purposes. The Council Tax charge for Band A properties for the 2024/2025 financial year for Bolton Metropolitan Borough Council is £1,427.38. The apartments will be assessed separately for Council Tax purposes on completion of works.

## EPC

The ground floor element of property has a current Energy Efficiency Rating of D(94). The certificate is valid until 6th March 2028. A new EPC for the first and second floor residential elements will need to be obtained following completed works.

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**D**

94 **D**

## 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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## FLOOR PLANS



**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.

# SITE PLAN

