



RETAIL SHOP WITH VACANT POSSESSION 113.92 SQ M (1,227 SQ FT)

**FOR SALE—on behalf of
RSPCA Bolton Branch**

**298 CHORLEY OLD
ROAD
BOLTON
BL1 4JU**

- ◆ Sold by way of informal tender
- ◆ Prominent retail shop
- ◆ Sold with vacant possession
- ◆ May suit part conversion of upper floors to residential use
- ◆ Held Freehold—Title No: LA209192

LOCATION

The property is located prominently upon Chorley Old Road (B6226), approximately 1.9km north west of Bolton town centre fronting a very busy public transport route.

The premises are situated within a popular, mixed use commercial and residential area, benefitting from being within the immediate vicinity of a number of similar retail shops, occupied by majority independent retailers including take-aways, barbers-shops, hair and beauty, restaurants and small convenience stores.

Directly opposite is Morrisons Supermarket.

DESCRIPTION

The subject premises comprise a prominent, pavement fronted, two storey plus basement, mid terraced retail property, constructed with brick elevations, set beneath a pitched and slated roof covering, with subsequent two storey outrigger extension. There is a small enclosed rear yard leading onto Back Chorley Old Road.

Internally, the accommodation is arranged over ground, first and attic levels and as mentioned above, also has a basement level. At ground floor, the property benefits from predominantly open plan sales accommodation plus rear stores and ancillary accommodation at the rear, together with further stores at basement level. The first floor provides for additional stores and potentially for office/residential accommodation, plus WC and kitchen facilities.

The attic is basic and presently not fit for any form of beneficial use, save for storage of light goods. The basement houses the utility meters.

There is a Glow-Worm Energy 3.0 combi-boiler located in the rear ground floor space with modern, wall mounted panel radiators throughout the property. The majority of the windows are UPVC double glazed, save for the attic windows which are timber framed. We understand the property was re-wired in the relatively recent past.

At present the premises are used for retail purposes and would suit this continued use and may also suit part conversion to residential accommodation at first floor level subject to the relevant planning and building regulation consents being obtained.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	49.57 sq m	(534 sq ft)
First floor	41.45 sq m	(446 sq ft)
Attic	10.59 sq m	(114 sq ft)
Basement	12.31 sq m	(133 sq ft)
Total	113.92 sq m	(1,227 sq ft)

TENURE

Freehold under Title Number **LA209192**

INFORMAL TENDER

Offers for the site are to be submitted in writing no later than 12:00 on Friday 15th October 2021. **The guide price is offers in excess of £115,000.**

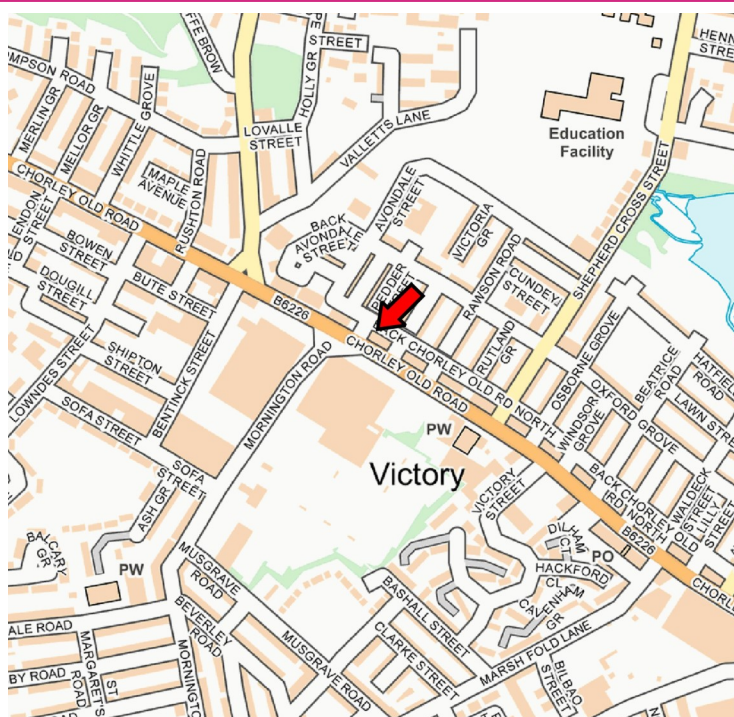
The offer should include the following:-

- Identity of the purchaser.
- Proof of funds & whether the proposal is subject to third party finance.
- Confirmation of the purchase price.
- Any conditions attached to the proposal – **unconditional bids are to be preferred.**
- A timescale to achieve an exchange and completion of contracts
- Purchasers Solicitors details.
- Outline of due diligence undertaken to date and confirmation that the site has been inspected.
- Any further information you deem appropriate.

Please note that our client is under no obligation to accept the highest or indeed any offer.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give 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 Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



VAT

VAT is **not** applicable.

RATES

Rateable Value: £5,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2021/2022 Financial Year is 0.499 pence in the £, or £0.512 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

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.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com

Website: www.lambandswift.com



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