

FOR SALE

VICTORIAN END OF TERRACE PERIOD PROPERTY

182.83 SQ M (1,968 SQ FT)

Lamb & Swift
Commercial Property

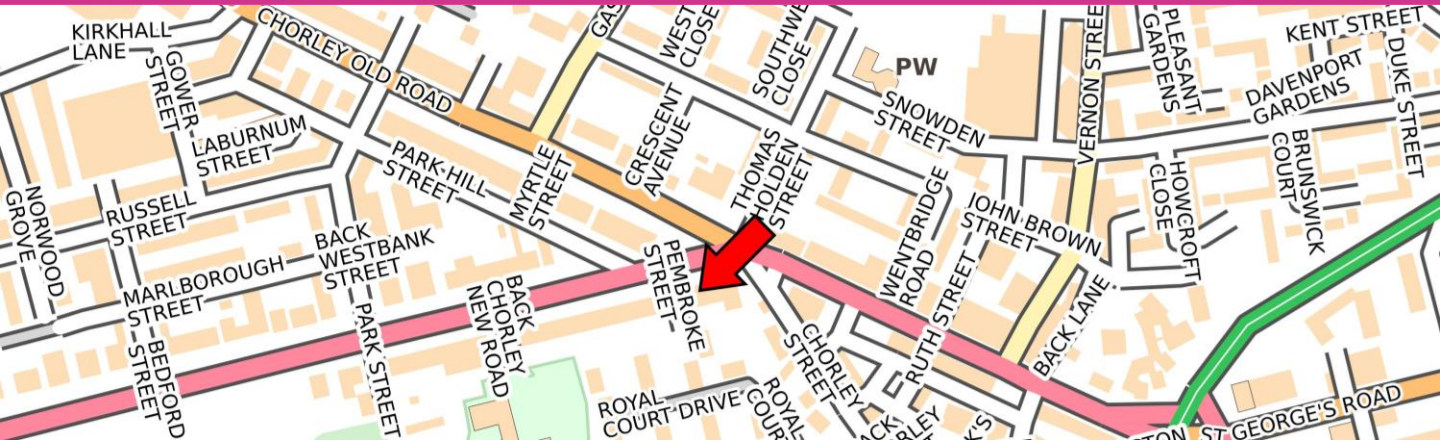
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**11 CHORLEY NEW ROAD
BOLTON
BL1 4QR**

Offers in the region of
£289,950

- Victorian end of terrace period property
- Located within a well-established, prestigious location
- Excellent transport links to A666 St Peters Way
- May suit a number of uses subject to planning permission
- Offers in the region of £289,950



LOCATION

The property is located within a well-established, prestigious and professional office location in Bolton, with nearby occupiers including solicitors, accountants, surveyors and architects, etc. The property itself is situated upon Chorley New Road (A673) close to its junction with Chorley Old Road (B6226) and St Georges Road (A673). Bolton Town Centre is approximately 0.5 miles southeast and is within a short walking distance.

DESCRIPTION

The subject property comprises of a traditionally constructed, Victorian end of terrace period property, that benefits from a two-storey outrigger to the rear. The property extends to provide for accommodation arranged across basement, ground, first and second floor attic levels. There is some limited allocated parking, to the rear, with a good-sized paved forecourt to the front elevation.

Internally, the accommodation is configured such that the same provides for varying numbers of cellular offices across each level, together with kitchen, staff breakout area and WC located within the two-storey outrigger at ground floor level. There are further WC facilities at first floor level.

Externally, to the rear of the premises, there is a tarmacadam car park allowing for 2/3 vehicles and is secured by way of an electrically operated sliding gate.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	63.42	683
First Floor	58.60	631
Attic	14.34	154
Basement	46.47	500
Total	182.83	1,968

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SERVICES

The mains services connected to the property to 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.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £16,500.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

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

LEGAL COSTS

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

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nathan Broughton or Lois Sutton

Email: nbroughton@lambandswift.com or lsutton@lambandswift.com

Lamb & Swift Commercial

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