

FOR SALE

RECENTLY REFURBISHED
MIXED USE INVESTMENT
97.78 SQ M (1,052 SQ FT)

Lamb & Swift
Commercial Property

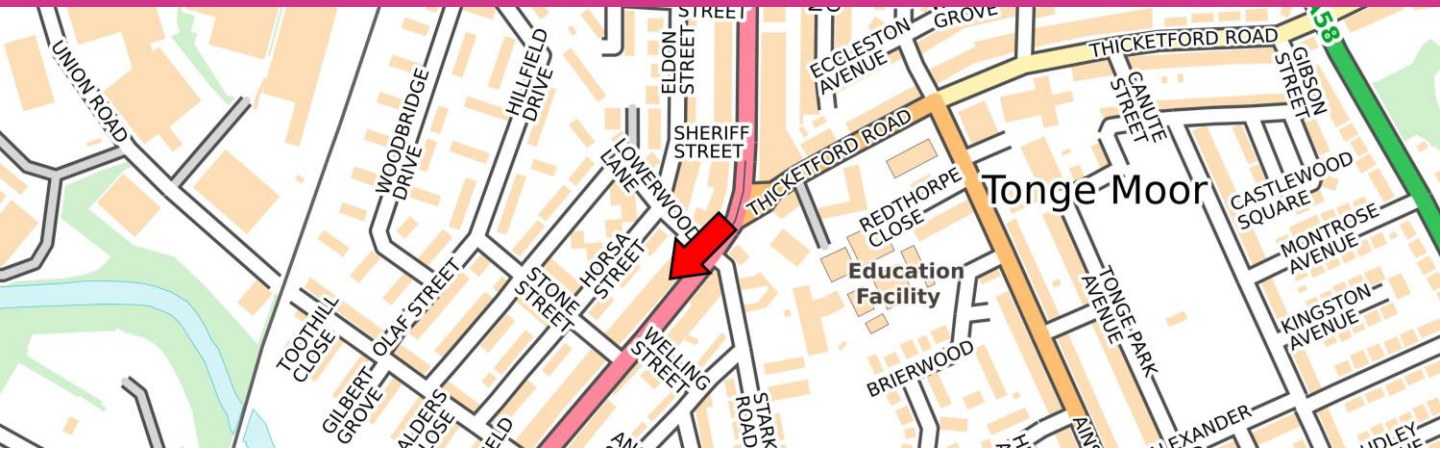
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**107 TONGE MOOR ROAD
BOLTON
BL2 2DL**

**Offers in the
region of
£135,000**

- Prominent mid terraced mixed-use investment
- Popular mixed-use area
- Recently refurbished
- Income producing
- Representing a yield of 11.56%
- Offers in the region of £135,000



LOCATION

The property is located approximately 1.1 miles North East of Bolton Town Centre upon Tonge Moor Road, the A676, with convenient links to the A58 ring road. The property is situated within a popular, mixed use commercial and residential area, although benefits from a position close to other retailing properties, including Matalan, Heron Foods, Ladbroses and other smaller, independent retailing units.

DESCRIPTION

This mid terraced mixed-use partially let investment premises comprises of retail at ground floor level and a 1 bedroom residential flat located on the first floor. The property is of cavity red brick construction and sits beneath a pitched and slated roof covering. Internally, the premises have recently been refurbished throughout to a high standard and consist of plaster painted walls and ceilings throughout and benefit from LED lighting.

The property also benefits from an extension to the rear, providing for a garage ideal for storage, which can be accessed externally via an electrically operated roller shutter, or an internal doorway.

The ground floor is currently available with vacant possession and could be let to a prospective Tenant on a new lease, for a term of years to be agreed.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	64.29	692
First Floor	33.49	360
TOTAL	97.78	1,052

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TENURE

We understand that the property is held Long Leasehold for a term of 999 years from 1st September 1887.

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 £5,400 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

COUNCIL TAX

Interested parties are advised to take their own enquiries with the Local Authority in this regard.

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.

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