

FOR SALE

RESIDENTIAL INVESTMENT
3 X 2 BED APARTMENTS &
1 X 1 BED APARTMENT

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



547 DARWEN ROAD
EGERTON
BOLTON
BL7 9ED

£495,000

- Former public house converted to 4 apartments in 2016
- New part 2 and part single storey extension to rear
- Development completed in 2016 and refurbished to a high standard with full building regulations and planning approval from Bolton MBC
- Property fronts Darwen Road (B6472), close to Bromley Cross village centre
- Sale Price £495,000
- Rental income £33,300 per annum
- No VAT applicable
- 232.50 sq m (2,500 sq ft) total accommodation



LOCATION

The property fronts Darwen Road, Egerton close to the junctions of Fairfields and Willowdene Close.

This is a mainly residential area but some commercial uses are close by.

Darwen Road is the B6472 and links to the A666 Blackburn Road only 250m North West.

Bolton town centre is 3 miles South.

DESCRIPTION

A former public house that was converted to 4 apartments in 2016 incorporating a new extension to the rear, part 2 storey and part single storey.

There are 3 x 2 bed apartments, one with some rear external amenity space, and one x 1 bed apartment in the rear 2 storey extension at first floor.

Each apartment has their own access door and the only common areas are the external access stairs, keystores and electric and water meter cupboards to one side. There is no service charge applicable to the apartments and all tenants have their own meters.

The development was completed in 2016 and refurbished to a high standard with full building regulation approval and planning approval from Bolton MBC.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Apartment 1 (2 Bed)	62.50	670
Apartment 2 (2 Bed)	68.30	735
Apartment 3 (2 Bed)	67.90	730
Apartment 4 (1 Bed)	33.80	365
TOTAL	232.50	2,500

SERVICES

The services connected to the apartments include mains, water, drainage and electric, all are independently connected to each apartment with their own meters.

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

VAT

VAT is not applicable.

EPC

All apartments have their own EPC rating as follows:-

Apartment 1 - Energy Rating: B (82) – Valid until 11th October 2027.
 Apartment 2 - Energy Rating: C (80) – Valid until 11th October 2027.
 Apartment 3 - Energy Rating: B (82) – Valid until 11th October 2027.
 Apartment 4 - Energy Rating: B (83) – Valid until 11th October 2027.

A full copy of the reports can be made available upon request.

TENANCIES

The apartments are let on Assured Shorthold Tenancy Agreements as follows:-

APARTMENT	LEASE EXPIRY	AMOUNT (PCM)
1	October 2024	£700
2	September 2024	£750
3	March 2025	£725
4	Periodic Tenancy	£600
	TOTAL	£2,775

Total Gross Income £33,300 per annum.

TENURE

Long Leasehold for 966 years from 12th May 1817 with a ground rent of £1.50 per annum.

PRICE

£495,000 – No Vat is applicable.
This represents a gross yield of 6.5%.

LEGAL COSTS

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

DIRECTORS DECLARATION

Under the Estate Agents Act 1979 it is declared that a Director of Lamb & Swift has a financial interest in this property.

VIEWING

Strictly by appointment with agents, Lamb & Swift Commercial or PLM Sales & Lettings.

Contact: Nick Swift

Email: nswift@lambandswift.com

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Bolton
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Telephone: 01204 522275

Contact: Marilena Manfredi or Alison Aitken

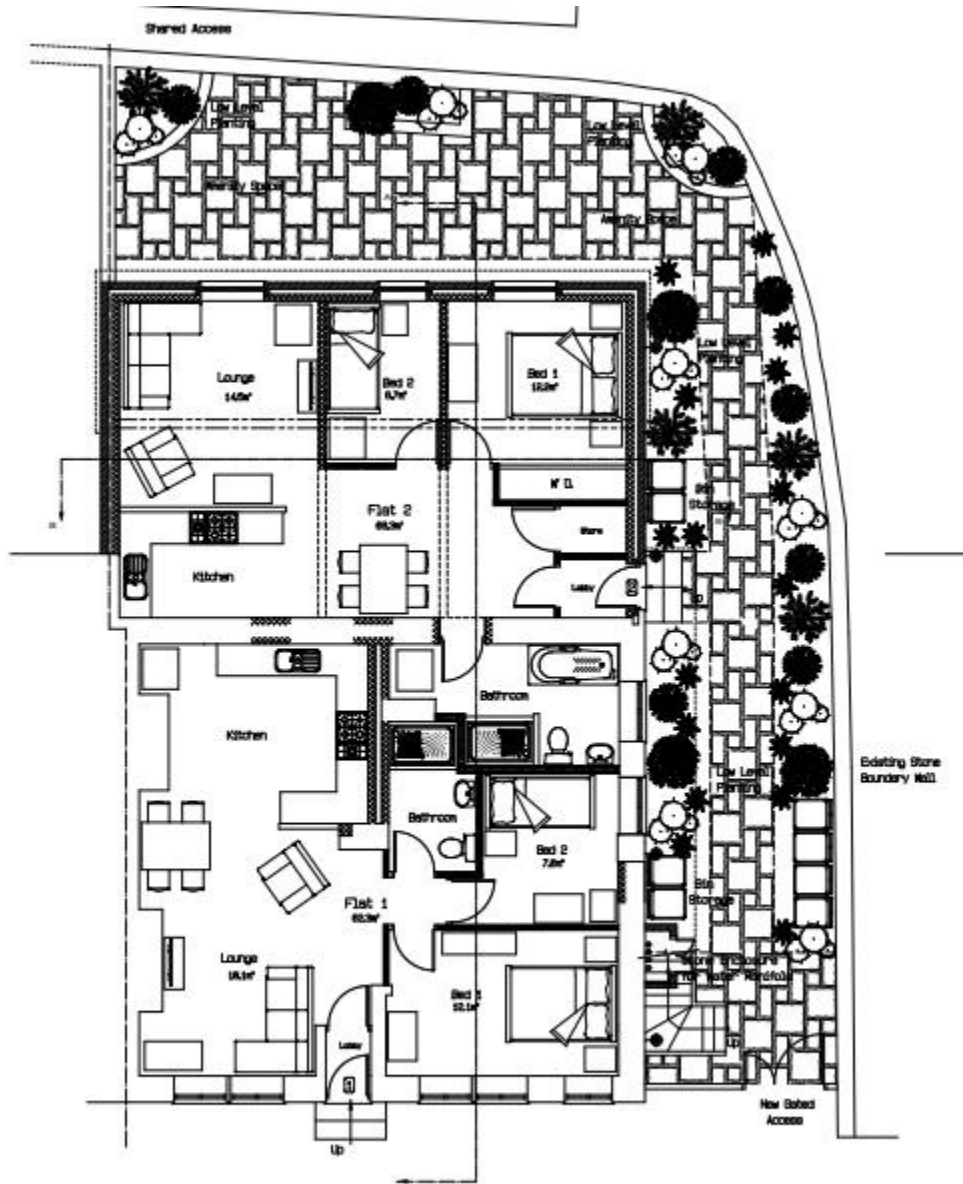
Email: marilena@prime-lettings.co.uk

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FLOOR PLAN GROUND FLOOR



Proposed Ground Floor

FLOOR PLAN FIRST FLOOR

