

**LAND / SITE 33-47 CHORLEY ROAD & "LA SCALA",
49 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD**



6,545 Sq Ft (608.03 Sq M)

- **DEVELOPMENT OPPORTUNITY**
- **1.3 ACRES**
- **LARGE FRONTAGE TO A6 CHORLEY ROAD**



LOCATION

The site and property are prominently situated fronting the A6 Chorley New Road in Westhoughton. The premises are easily accessed via Junction 5 and 6 of the M61 Motorway and are in a busy main road position.

DESCRIPTION

The property comprises of a trading restaurant, together with adjacent land.

Restaurant

The restaurant is a detached double fronted property, with approximately 100 covers, together with a surfaced car park with 37 spaces.

Former Car Lot and Labour Club Site

This is mainly hard surfaced and hot rolled asphalt, approximately 0.46 acres, there is a slight level change within the site.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	3,543	329.18
Basement	814	75.36
First Floor	2,188	203.23
Total Area	6,545	608.07

(GIA)

SITE AREAS

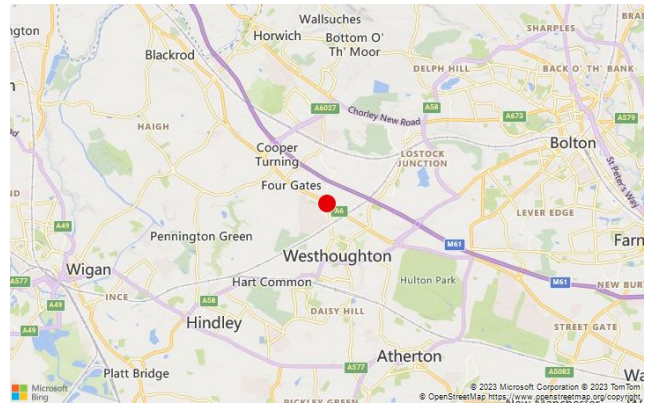
	Acres	Hectares
La Scala Restaurant	0.51	0.21
Car Sales / Former Car Park	0.4612	0.1866
Former Labour Club Site	0.2384	0.0965
Land to Rear of 25-31 Chorley Road	0.0723	0.0293
Total Area	1.2819	0.5224

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



TENURE

Freehold

PRICE

On Application

PLANNING

Please make your own enquiries with Bolton MBC.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the joint agents.

Nolan Redshaw

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Breakey & Nuttall

Contact: Glenn Drake-Owen
Tel: 0161 660 3101
Email: glenn@breakeynuttall.co.uk

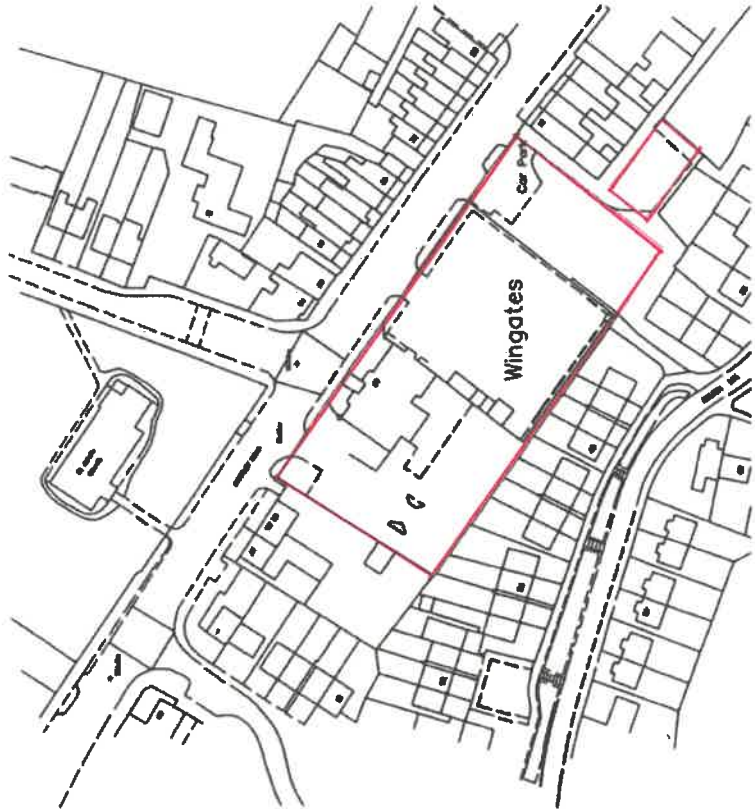
ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



0161 763 0828





N

LOCATION PLAN 1:1250

<p>Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work. IF IN DOUBT, ASK!</p>	<p>client: IBP UK LTD</p>	<p>drawing title: LOCATION PLAN</p>	<p>drawing number: DB1205 - 001</p>
	<p>project: LAND AT 47 CHORLEY ROAD WESTHOUGHTON</p>	<p>DESIGN WORKS Ltd</p>	
<p>CONTACT US: Mail: info@dbdesignworks.co.uk Web: www.dbdesignworks.co.uk</p>	<p>drawn: 28/04/2022</p>	<p>by: MB</p>	<p>scale: 1:500 1:1250@A3</p>