hyde
Estate & Letting Agents

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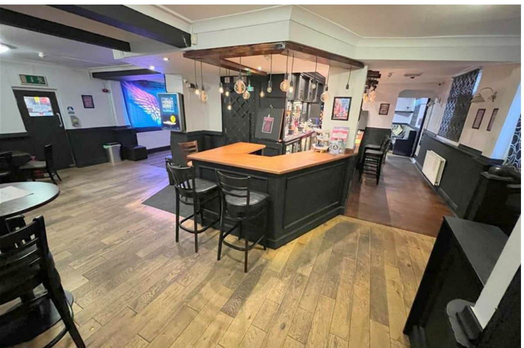
217 Bolton Road, Bolton
BL4 8NG

Auction Guide £350,000

Auction Date: 15th April 2026 at 9am. Hyde Estates are delighted to present this substantial three-story detached freehold property. Formerly The White Horse public house, now operating as a private member’s club, this asset offers an immediate high-yield income of 8.5% and future development potential (STPP).



Description

Hyde Estates are proud to present this investment opportunity on Bolton Road, Bolton, featuring a substantial three-story detached freehold property with a 8.5% yield on year 1 increasing to 9.94% yield on years 2 – 5 and then a 11% yield on year 6. Generating a robust annual income of £30,000 (£2,500 PCM) via a 6-year Full Repairing and Insuring (FRI) lease, this asset offers immediate high-yield returns alongside significant future development potential. The expansive 4,897 sq ft interior comprises a lower ground floor with good head height, ground-floor and first floor.

Externally, the property benefits from an enclosed rear yard together with a car park accessible from both Bolton Road A666 and Stonclough Road A667, suitable for off-road parking or loading. Positioned for high visibility on the corner of two busy roads with easy access to the M61 motorway, this is an ideal opportunity to acquire a high-performing commercial asset.

Investment highlights
Yield: 8.5% yield - year 1/ 9.94% yield - year 2-5/ 11% yield - year 6.
Annual Income: £30,000 year 1/ £34,800 year 2-5/ £38,500 year 6.
Lease Terms: 6 year Full Repairing & Insuring (FRI) lease.
Total Floor Area: Approx. 455 sq m (4,897 sq ft).
Tenure: Freehold.
EPC: Rating C.

Viewings: By appointment with Hyde Estate & Letting Agents 0161 773 4583

Note: Although these details are believed to be correct, they are not guaranteed. All dimensions and lease details should be verified by legal representatives.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyer’s Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Draft Sales Particulars
These sales details are awaiting vendor approval