Estate & Letting Agents

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473 Leigh Road & Flat Above, Bolton
BL5 2JH

Auction Guide £125,000

Auction date: 26/11/2026. Hyde Estates presents an investment opportunity in Bolton. This end terrace commercial property offers vacant possession to the ground floor with the first floor one bedroom apartment being tenanted. Approx. gross internal area: 92SQ M / 998 SQ FT







Description

An excellent opportunity for owner-occupiers and investors alike. Spanning approx. 888 sq ft (92 sq m), this property is offered with vacant possession to the ground floor and features a self-contained apartment currently achieving £8,340 annually. Also features a rear garden.

Accommodation: The ground floor briefly comprises an open-plan retail unit with storage, kitchenette and WC to the rear. The first-floor apartment is accessed from the front of the building via shared access with separate doorway. The apartment comprises an open-plan reception room and fitted kitchen, double bedroom, and fully tiled bathroom with bath and over head shower.

Location: Situated off Lower Leigh Rd (B5235) with Daisy hill Train station within walking distance which has direct routes in to Manchester and Wigan town center.
Accommodation
Ground floor: approx. 48 SQ M / 517 SQ FT
First floor: approx. 42 SQ M / 499 SQ FT
Approx gross internal area: 92 SQ M / 988 SQ FT
Commercial (ground floor) EPC: E
Apartment (first floor) EPC: D
Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

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, and are payable immediately upon exchange of contracts:

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

• Buyer's Fee of 4.8% inc. VAT 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

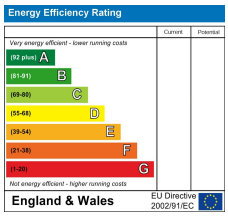


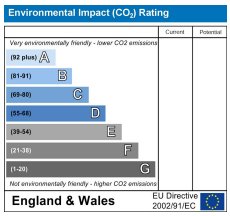












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