

# FOR SALE

**DETACHED COMMERCIAL PROPERTY**  
**PRESENTLY UTILISED AS HIGH SPEC OFFICES**  
**1,061.10 SQ M (11,422 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**66 CHORLEY STREET**  
**BOLTON**  
**BL1 4AL**

**Offers in the region of**  
**£999,950**  
**exclusive**

- Immaculately presented detached commercial property
- Would suit headquarters premises for professional occupier
- May suit service providers with proximity to the Town Centre/public transportation
- Located on the fringes of Bolton Town Centre
- Walking distance of Bolton Bus & Train Interchange
- 30 private car parking spaces
- Accommodation arranged over 2 floors
- Situated opposite David Lloyd Leisure Centre
- Offers in the region of £999,950 exclusive



### LOCATION

The subject property is located prominently upon Chorley Street, within a popular and mixed use area on the fringes of Bolton Town Centre.

Chorley Street itself is accessed via the busy Chorley New Road/Chorley Old Road and St. Georges Road junction, with nearby occupiers including David Lloyd Leisure Centre, Howdens, Travis Perkins and Bolton Lads and Girls Club and a mixture of other uses, such as professional offices, trade counter workshops and training.

### DESCRIPTION

66 Chorley Street comprises a substantial detached commercial property extending to approximately 11,000 sq ft, providing for high specification offices, fitted out to an excellent standard throughout.

The premises are of a cavity brick and a portal frame construction, set beneath a part pitched and profile clad roof and part flat roof.

Internally, the accommodation is arranged over 2 floors, providing for a useful mixture of both open plan and cellular style offices, private meeting areas and boardroom facility. The accommodation is flexible and could be easily reconfigured to suit individual occupier requirements.

The property would suit a Headquarter office for a professional or service provider occupier, particularly given its proximity to the town centre and public transportation.

Externally, there is private car parking for approximately 30 vehicles.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	533.50	5,743
First Floor	527.60	5,679
<b>TOTAL</b>	<b>1,061.10</b>	<b>11,422</b>

### FOR SALE

Offers in the region of £999,950 exclusive.

### TITLE

The property is held Freehold under Title No: GM232424. See attached Site Plan.

### 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 is not applicable.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of 78,000 with effect 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.

### 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.

Telephone: 01204 522275

Contact: Nick Swift

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

**Lamb & Swift Commercial**  
**179 Chorley New Road**  
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## SITE PLAN

