

FOR SALE

**GROUND FLOOR AND FIRST FLOOR
TOWN CENTRE RETAIL/OFFICE PROPERTY
66.83 SQ M (719 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**47 MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AG**

£135,000

- Town Centre retail/office property
- Arranged across ground floor and first floor
- Free car parking nearby
- Close to many local amenities including supermarkets, shops, restaurants, bars and cafes
- For Sale £135,000



LOCATION

The property prominently fronts onto Market Street, the main road through Westhoughton Town Centre, close to its junction with Library Street and Victoria Street.

The A58 bypass, Cricketers Way, is approximately 400 yards south and the A6, Manchester/Chorley Road, is half a mile north. Westhoughton is well located, in respect to the M61 motorway and both junctions 5 and 6, are within close proximity, providing convenient access to the National Motorway Network.

Nearby occupiers are predominantly of a commercial nature, including uses such as solicitors, restaurant, drinking establishments and mixed retail properties. There are some residential properties nearby, which are situated off Market Street and surrounding areas.

DESCRIPTION

This mid terraced, retail/office premises of red brick construction has been rendered across all elevations and sits beneath a pitched and slated roof covering.

The accommodation is arranged across ground floor and first floor. Internally the property is decorated with plaster painted walls, ceilings and a suspended ceiling in part, along with carpet floor coverings.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	38.17	411
First Floor	28.66	308
TOTAL	66.83	719

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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 may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £7,700 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.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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