

# FOR SALE

**SUBSTANTIAL MIXED USE  
INVESTMENT**

**439.36 SQ M (4,730 SQ FT)**

**Lamb & Swift**  
Commercial Property

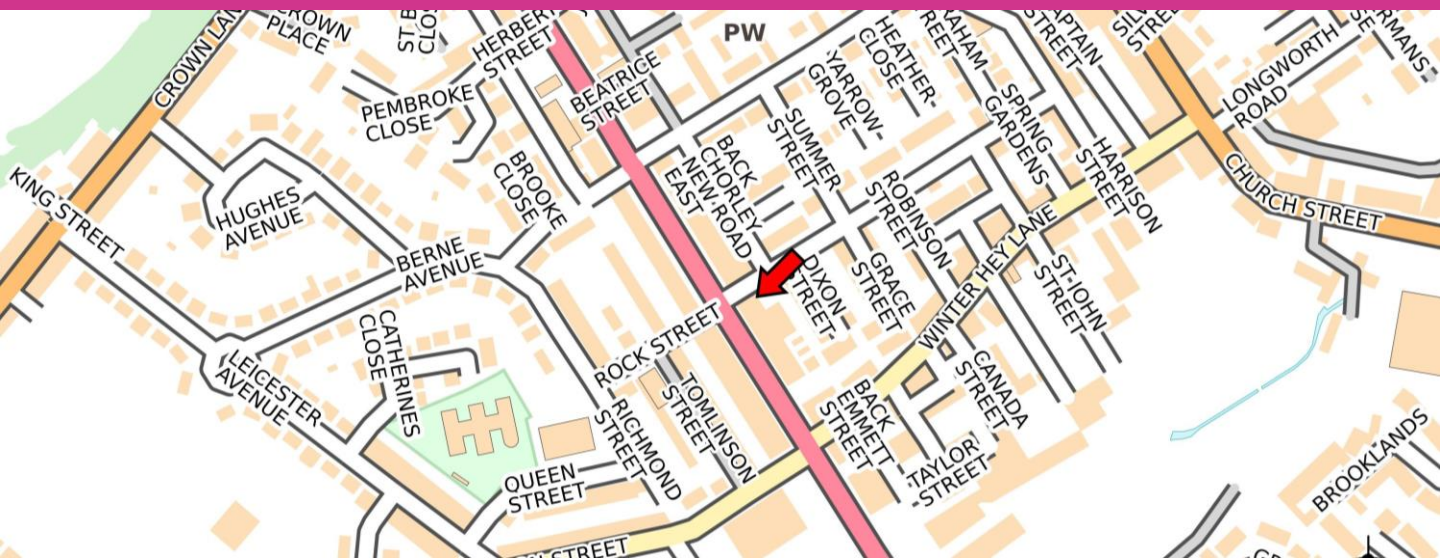
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**143-145 CHORLEY NEW ROAD  
HORWICH  
BOLTON  
BL6 5QE**

**£595,000**

- Investment Opportunity
- Fully let producing circa £44,000 per annum
- Four, two bedroom apartments – all currently rented
- Ground floor beauty salon – currently rented
- Situated in the heart of Horwich on Chorley New Road
- On site Parking



### LOCATION

The property is prominently located fronting Chorley New Road (A673) and is within close proximity to Horwich town centre. The surrounding area is predominantly mixed use in nature with numerous residential properties along with a combination of smaller independent retailers and multi national occupants such as Aldi, Cooperative and Iceland.

The subject property is also located within close proximity of the established Middlebrook retail park.

### DESCRIPTION

The subject property comprises of a substantial, end of terrace, traditionally constructed pair of adjoining and partially inter-linked properties, providing for accommodation across basement, ground, first and second floor levels. The property is of a dressed stone constructed front elevation, with a relatively recently re-constructed, brick-built side gable and rear elevation, being set beneath a pitched and slate covered roof covering. In addition, to the rear, there is a substantial, brick-built, two-storey outrigger, set beneath a transverse pitched and slated roof covering. Externally, there is a rear service area, along with a side car park for 4 vehicles. This mixed-use property provides for extensive basic basement/cellar storage use, a ground floor retail unit utilised as a hairdresser, together with four generous and self-contained first and second floor flats.

The two ground floor retail units are combined as one unit, providing for majority open plan accommodation, with independent galley kitchens and WC's to the rear corner of each side. There are independent, double-glazed timber shop window displays and pedestrian entrance doors to each unit. There are majority vinyl tile floor finishes, plaster painted wall and ceiling finishes and fluorescent lighting throughout. The accommodation is gas centrally heated.

The upper floor flats are accessed via two doors, to the rear, with one each serving numbers 143a/143b and 145a/145b Chorley New Road. All are presented to a similar standard and finish with majority plaster painted wall and ceiling finishes and reasonable quality kitchen and bathroom fitments. All are gas centrally heated and double glazed.

### TENANCY INFORMATION

**143A Chorley Old Road, Horwich, Bolton**  
£7,800 per annum.

**143B Chorley Old Road, Horwich, Bolton**  
£6,360 per annum.

**145A Chorley Old Road, Horwich, Bolton**  
£6,840 per annum.

**145B Chorley Old Road, Horwich, Bolton**  
£6,840 per annum.

**Basement Cellar, Chorley Old Road, Horwich, Bolton**  
£3,000 per annum.

**Ground Floor Shop, Chorley Old Road, Horwich, Bolton**  
£13,000 per annum.

Tenancy Agreements are available upon request.

### FOR SALE

£595,000.

### SERVICES

The mains services connected to the property 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.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £18,000 from 1st April 2023 in respect of the ground floor commercial element.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### 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.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with Lamb & Swift Commercial.

**Telephone:** 01204 522275

**Contact:** Josh Morgan or Lois Sutton

**Email:** [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com) or [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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