

FOR SALE (DUE TO RELOCATION)

**DETACHED PROMINENT OFFICE BUILDING
ON A 0.25 ACRE PLOT WITH ON-SITE CAR
PARKING 664.10 SQ M (7,149 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**62-64 CHORLEY NEW ROAD
BOLTON
BL1 4BY**

£650,000

- Corner plot overlooking Queens Park
- Large internal rooms
- Could be sub-divided into smaller suites or alternative uses STPP
- On site car parking available for up to 10 vehicles
- Offers invited – Deadline Wednesday 23rd October 2024 (12 Noon)

LOCATION

The property is situated fronting Chorley New Road at the junction with Bedford Street, Bolton and overlooks Queens Park. Other professional office users are within the vicinity.

See Plan.

DESCRIPTION

The property is currently occupied by Hill Eckersley Accountants who are re-locating to alternative premises.

Formerly a pair of semi-detached dwellings, the property has been converted to a detached office building with mainly large cellular rooms internally and storage areas.

It's constructed of brick elevations under numerous pitched and slate roofs and a mix of PVC and timber rainwater goods.

The ground floor rooms are particularly spacious and there are around 20 in number with further storage areas and cellar space.

There are 2 separate gas fired central heating systems and boilers.

Parking for up to 10 vehicles at site.

The property tends itself to it's current use as offices or STPP residential/medical/educational uses.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Basement	74.60	803
Ground Floor	287.50	3,095
First Floor	245.00	2,637
Second Floor	57.00	614
TOTAL	664.10	7,149

Plus 10 on site parking spaces.

FOR SALE

£650,000 for the 2 freehold interests.

TITLE

There are 2 separate freehold titles under the following references:

LA300265 – 62 Chorley New Road, Bolton

LA374625 – 64 Chorley New Road, Bolton

SERVICES

All mains services are connected to the property which is heated via 2 separate gas central heating systems and 2 boilers.

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 to the sale price.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £45,750.

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.

EPC

Energy Rating: D (89) – Valid until 24th September 2034.

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.

Telephone: 01204 522275

Contact: Nick Swift or Lois Sutton

Email: nswift@lambandswift.com or sutton@lambandswift.com

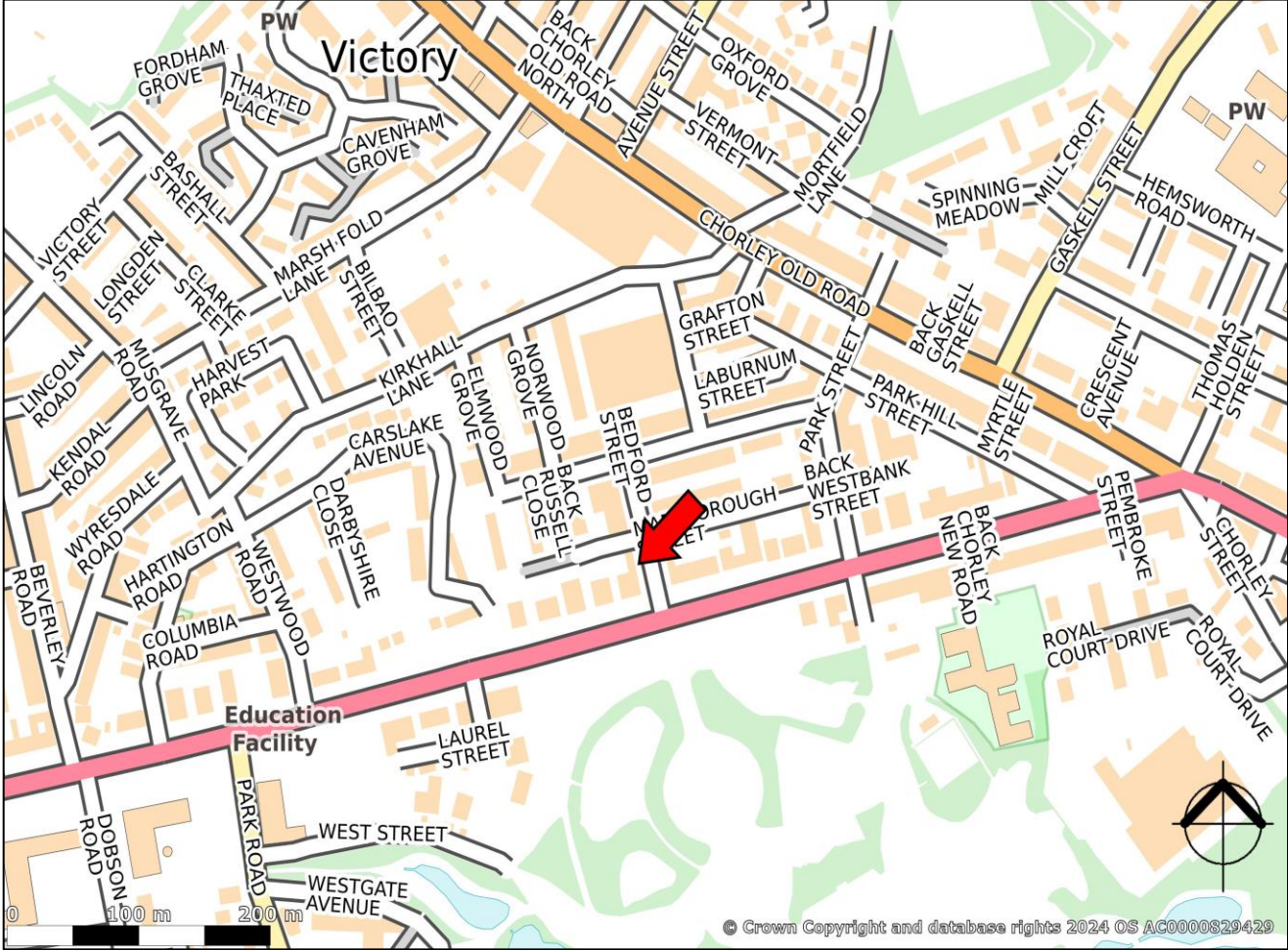
Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



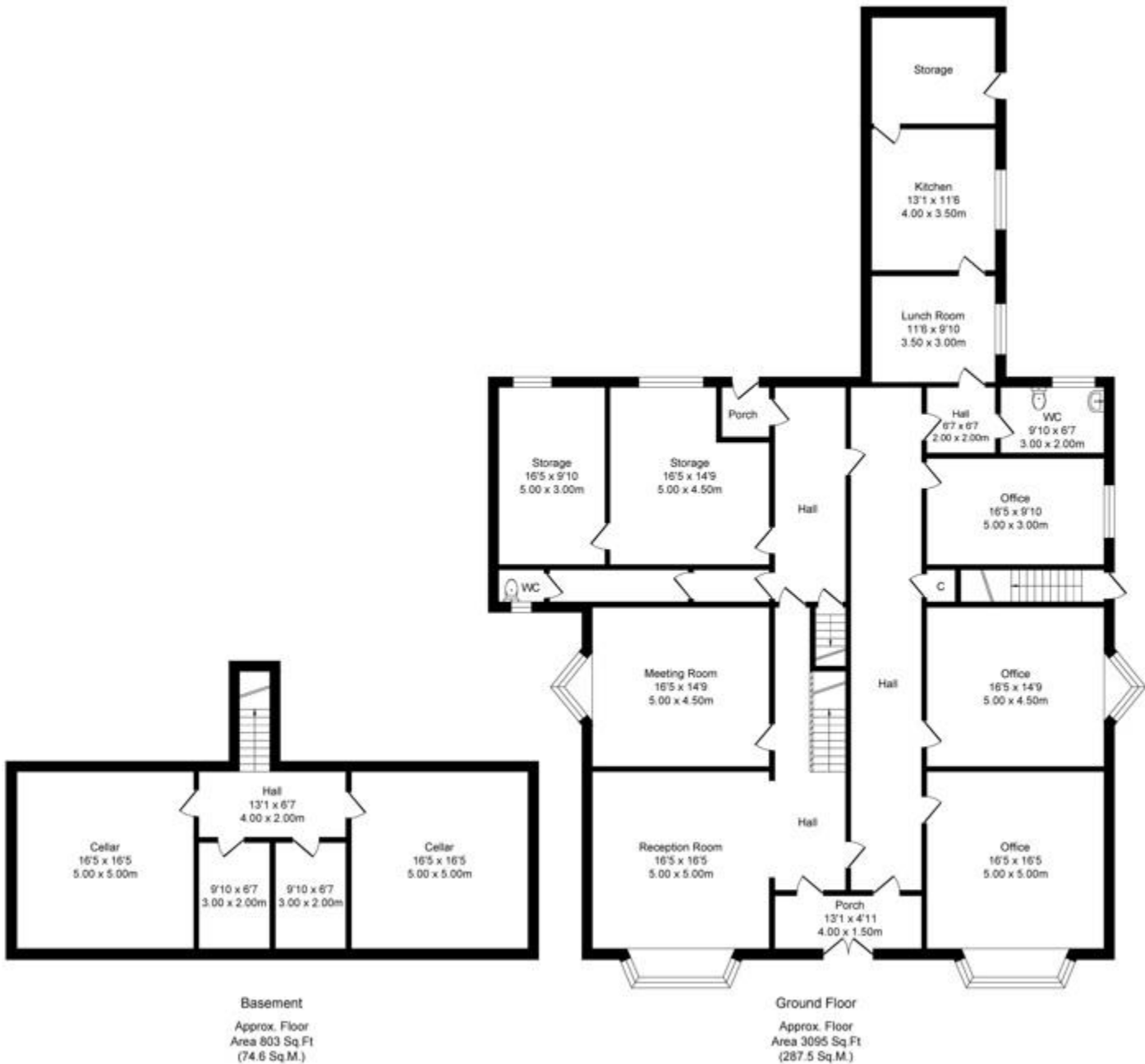




LOCATION PLAN



BASEMENT AND GROUND FLOORS FLOOR PLAN



FIRST AND SECOND FLOORS FLOOR PLAN

