FOR SALE

MIXED USE INVESTMENT 32.52 SQ M (350 SQ FT) + 4 BED HMO

Lamb & Swift

01204 522 275 | Iambandswift.com

413/413A HALLIWELL ROAD BOLTON BL1 8DE

OFFERS IN THE REGION OF **£250,000**

- 4 bed HMO investment currently producing £25,000 pa
- Ground floor retail space is currently owner occupied so provides potential for additional income
- Presented to a good standard throughout

- Lapsed planning consent for additional flat to the rear
- Prominently positioned on the corner of Halliwell Road/Nut Street
- On street parking to side street

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LOCATION

The property prominently fronts onto Halliwell Road (A6099), close to its Junction with Nut Street in a popular and mixed-use area of Bolton.

Halliwell Road is a busy main road located off the A58 Ring Road and provides immediate access to the A666 St Peters Way, and in turn, the National Motorway Network.

Within the immediate vicinity there are a mixture of uses to include retail shops, takeaways, a pharmacy and a post office, as well as residential properties.

DESCRIPTION

This investment opportunity comprises an end terrace building of traditional stone construction set beneath a pitched slate roof covering. The ground floor of the property is currently vacant but was previously utilised as a salon. The retail space consists of plaster painted walls and a mix of tiled and laminate flooring.

To the rear and above the retail element is a 4 bedroom fully tenanted HMO with modern bathroom and kitchen. The property has the benefit of not requiring a HMO license due to being under 5 bedrooms.

Externally the property benefits from a small yard area to the rear which has planning consent for an additional flat, as well as on street parking surrounding.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Retail unit	32.52	350

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EPC



OCCUPATIONAL TENANCIES

Room 1

£517.05pcm. Tenant since February 2024, currently on a rolling tenancy. Room 2

£517.05pcm. Tenant since September 2023, currently on a rolling tenancy.

Room 3

£517.05pcm. Tenant since March 2022, currently on a rolling tenancy. Room 4

£517.05pcm. Tenant since June 2024, currently on a rolling tenancy.

£475 of rent per tenant is paid directly to the landlord from universal credit and the remainder is paid by the tenants. (92% guaranteed.)

The ground floor retail space is currently achieving £200pcm due to being owner occupied but has the potential for upwards of £600pcm.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

We are advised that there is no VAT on the building.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £5,900.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the \pounds , or 49.9 pence in the \pounds for qualifying small businesses.

COUNCIL TAX

Our enquiries at the Valuation Office Agency website have revealed that the subject property falls within council tax band A.

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.

Important No

Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and accupation and other details are given without responsibility and any intending purchasers or lessees and do not constitute part of an offer of contract, b] All corretness of out of them, c] popersion in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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

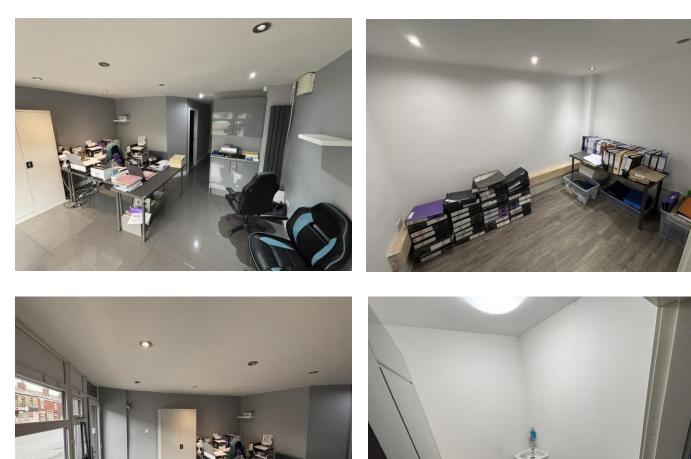
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Lamb & Swift Commercial Property

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