

# FOR SALE

**Lamb & Swift**  
Commercial Property

01204 522 275 | lambandswift.com

**MIXED USE INVESTMENT**

**32.52 SQ M (350 SQ FT) + 4 BED HMO**



**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



### 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   |

### FOR SALE

Offers in the region of £250,000.

### EPC

|   |   |
|---|---|
| <p>413 Halliwell Road<br/>BOLTON<br/>BL1 8DE</p> <p>Energy rating</p> <p><b>B</b></p> | <p>413a, Halliwell Road<br/>BOLTON<br/>BL1 8DE</p> <p>Energy rating</p> <p><b>D</b></p> |
| <p>Valid until</p> <p>18 March 2029</p>   | <p>Certificate number</p> <p>9975-3037-0419-0800-1795</p>                               |
| <p>Valid until</p> <p>3 September 2030</p>  | <p>Certificate number</p> <p>8500-7821-1770-3704-3202</p>                               |

### 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 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ 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

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

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

**Telephone:** 01204 522275

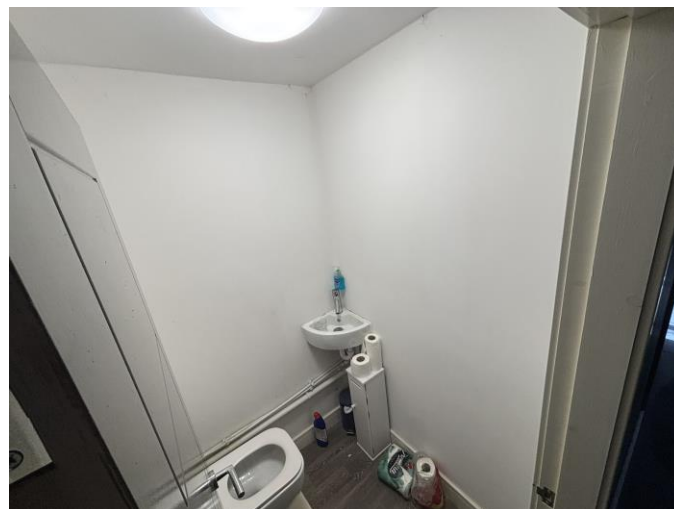
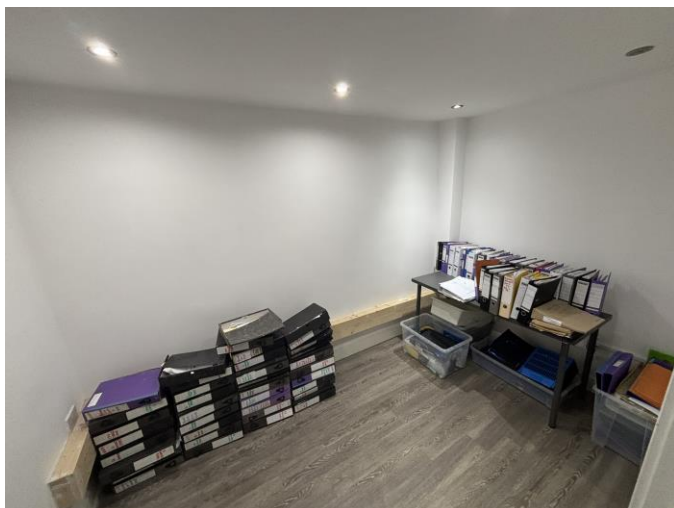
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### **Important Notice**

Messrs 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 nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

