

FOR SALE

Lamb & Swift
Commercial Property

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RETAIL PREMISES

87.73 SQ M (944 SQ FT)



534 CHORLEY OLD ROAD
BOLTON
BL1 6AB

OFFERS IN THE
REGION OF
£160,000

- Prominent location
- Accommodation across two floors
- Close to many local amenities including take-aways, barbers shops, hair and beauty, restaurants and small convenience stores
- Former Florist, suitable for a variety of trades
- Well regarded mixed use area
- Offers in the region of £160,000



LOCATION

The subject property is located within Bolton, in the northwest of England. The town is well served by both the local and national road networks and is approximately 3 miles from the M61 motorway, which in turn, provides access to the M60 Manchester Orbital Motorway to the northwest and the M6 to the north west.

The building itself is located fronting onto Chorley Old Road (B6226) within a mixed use commercial and residential area. The property benefits from being within the immediate vicinity of a number of similar retail premises, occupied by majority independent retailers including take-aways, barbers-shops, hair and beauty, restaurants and small convenience stores.

DESCRIPTION

The subject premises comprises a prominent two storey, mid terraced retail property, constructed with brick elevations and set beneath a pitched and slated roof covering. The property benefits from a display window within the recessed shop front and a temporary timber structure garage/store to the rear.

Internally, the accommodation is arranged across two floors with an open plan ground floor and cellular rooms to the first floor including WC. The internal accommodation comprises of plaster painted walls and suspended ceilings throughout with florescent strip lights. The property has remained largely unchanged so does require some refurbishment.

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	87.73	944

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SERVICES

The mains services connected to the property to include water, 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

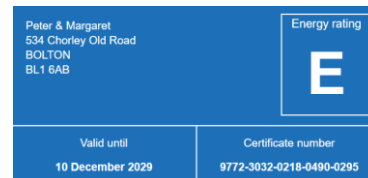
VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £8,500 (Front) and £5,500 (Rear) from 1st April 2023.

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.

EPC



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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