

FOR SALE

Lamb & Swift
Commercial Property

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RETAIL PREMISES

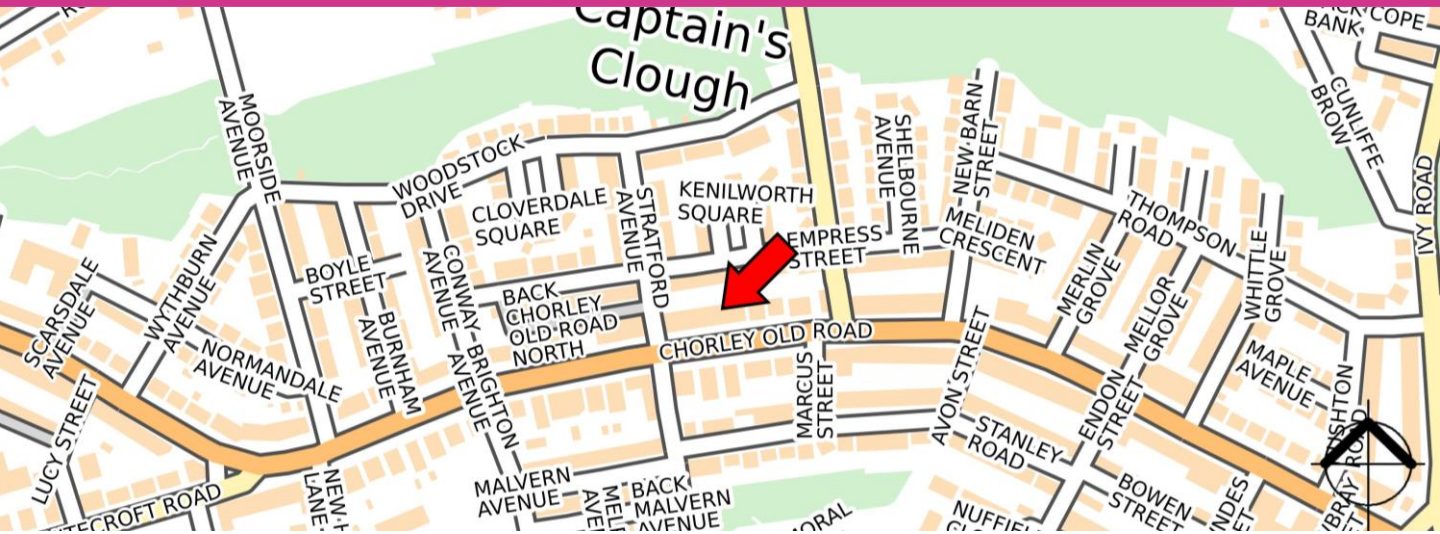
87.73 SQ M (944 SQ FT)



**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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Offers in the region of £160,000.

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

Peter & Margaret
534 Chorley Old Road
BOLTON
BL1 6AB

Energy rating
E

Valid until
10 December 2029

Certificate number
9772-3032-0218-0490-0295

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.

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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.

