

FOR SALE

**DETACHED OFFICE BUILDING - EXTENSIVE
ON-SITE CAR PARKING – 65 SPACES
1211.10 SQ M (13,036 SQ FT)
SITE ACRES – 0.88 ACRES**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**LAKESIDE HOUSE
WATERSIDE BUSINESS PARK
SMITHS ROAD
BOLTON
BL3 2QJ**

£1,300,000
(One Million, Three
Hundred Thousand
Pounds)

- Substantial detached building suitable for uses as office, leisure and healthcare STPP
- Extensive on-site car parking
- Attractive semi-rural location
- Well proportioned spaces over ground and first floors
- Good mixture of open plan and cellular rooms
- Direct access to M61 and M62 motorways
- Freehold
- 0.88 Acre Plot

LOCATION

The property occupies a semi-rural position within Waterside Business Park, Smiths Road, Bolton. The A666 St Peters Way is conveniently located within approximately a ¼ mile from the property, providing direct access to the M61, M62 and the National Motorway Network.

Bolton Town Centre is approximately 1.3 miles North West and there are good public transport links nearby.

DESCRIPTION

Lakeside House comprises a detached 2 storey building set within a semi-rural location between Smiths Road Reservoir and Moses Gate Country Park upon a substantial site.

The property occupies a prominent position at the front of Waterside Business Centre and benefits from a generous and secure car parking provision – 65 spaces.

It's former use was a dental laboratory but could easily be used as offices, leisure, healthcare and HQ offices – STPP. Previous Planning Approval use under Ref: 93357/14.

Male and Female WC's are located on the ground floor, together with a large kitchen/break out facility.

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	601.20	6,471
First Floor	609.90	6,565
TOTAL	1211.10	13,036

TENURE

The property is Freehold – under Title Number – MAN248167.

SALE PRICE

£1,300,000 (one million, three hundred thousand pounds).

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.

PLANNING USE

Current Planning Approval under Ref: 93357/14 Offices & Dental Lab.
Other uses allowed STPP.

VAT

VAT is applicable and 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 £75,000.

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

Energy Rating: D (93) – Valid until 1st January 2035.

A fully copy of the report can be made available upon request.

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.

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

Email: nswift@lambandswift.com

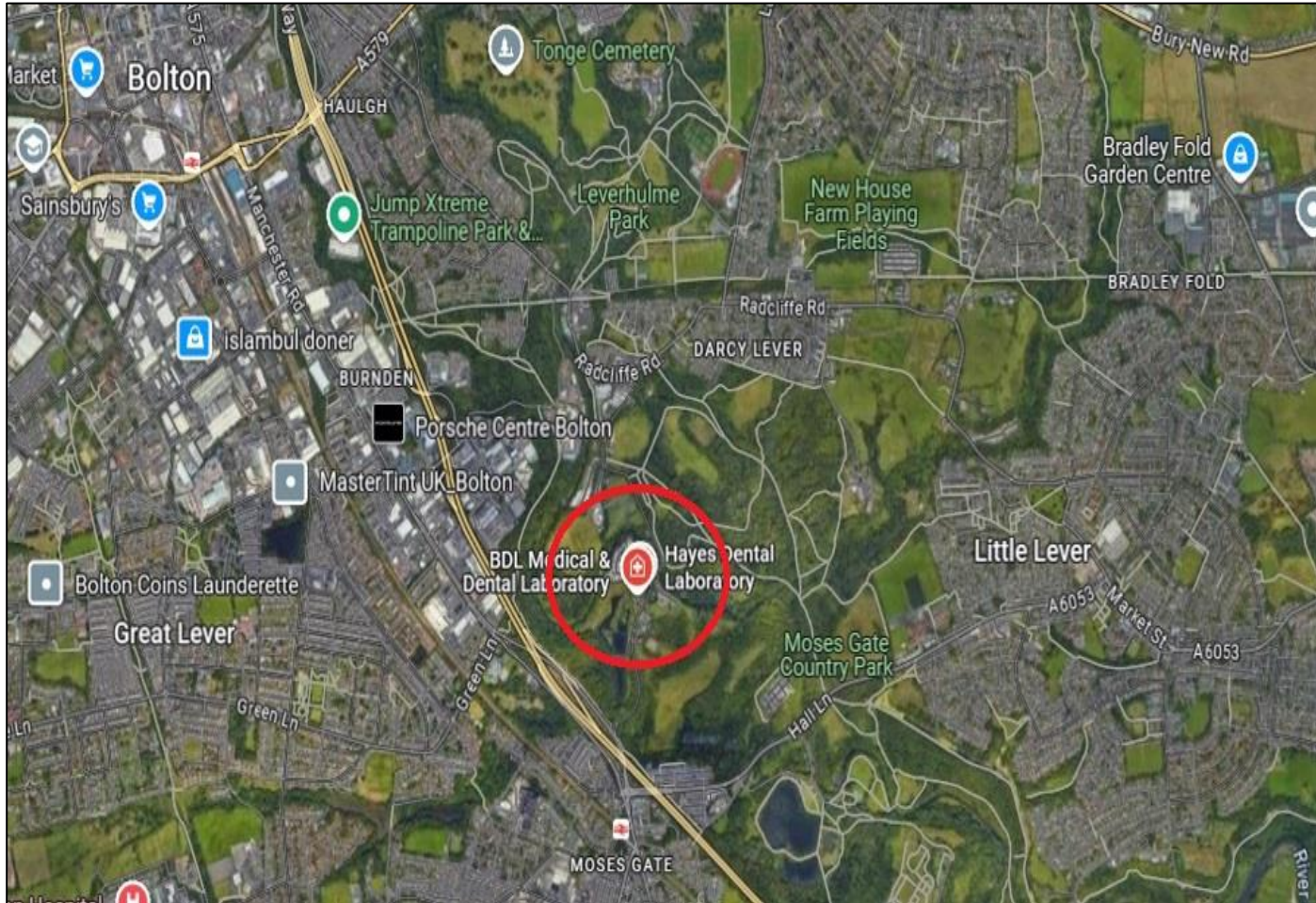
Contact: Lois Sutton

Email: lsutton@lambandswift.com

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



LOCATION

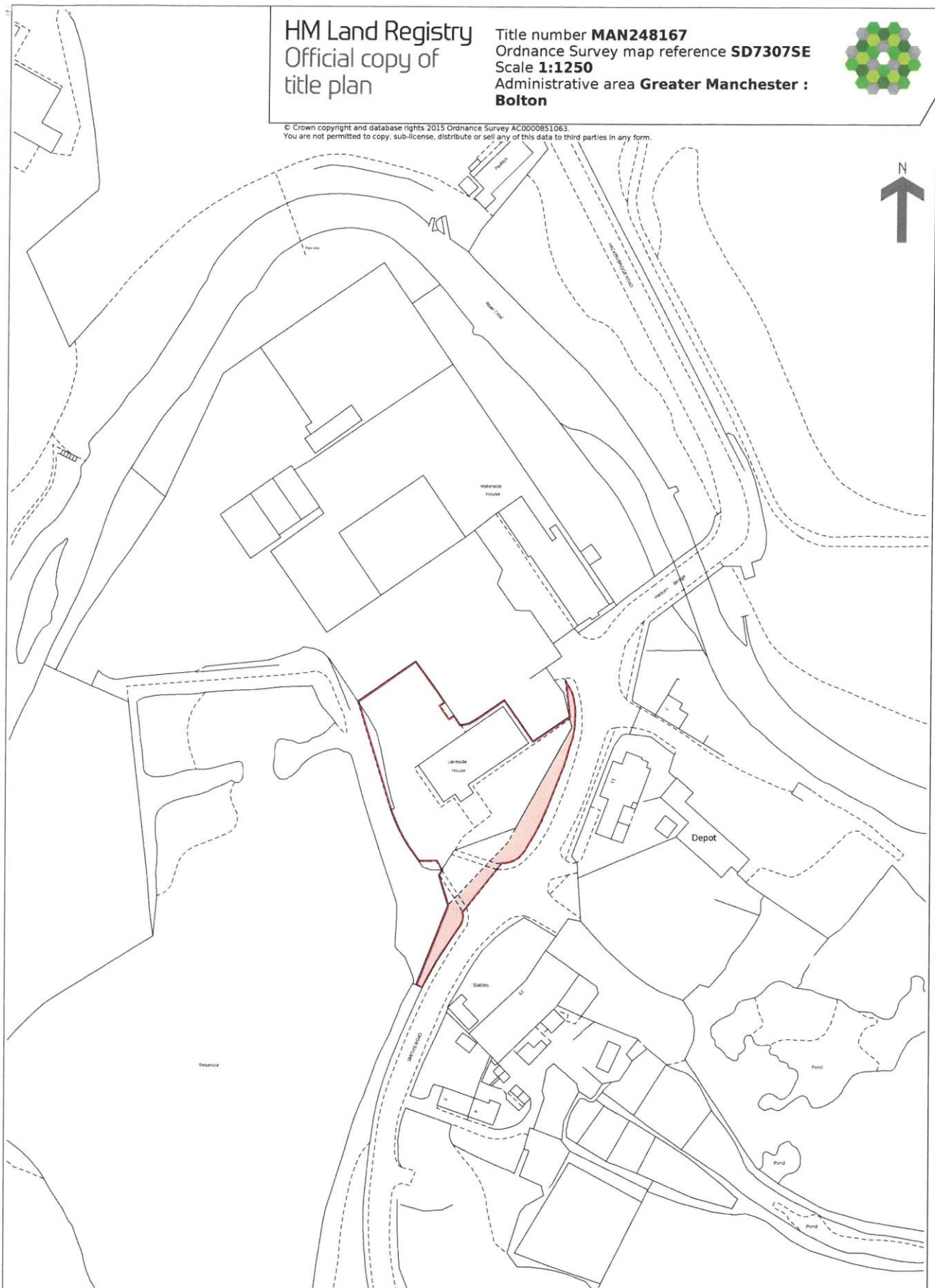


HM Land Registry
Official copy of
title plan

Title number **MAN248167**
Ordnance Survey map reference **SD7307SE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Bolton



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GROUND FLOOR PLAN



Ground Floor
Approx. Floor
Area 6471 Sq.Ft
(601.2 Sq.M.)

FIRST FLOOR PLAN



First Floor
Approx. Floor
Area 6565 Sq Ft
(609.9 Sq.M.)

