

FOR SALE

'RETREAT' RESTAURANT & NEWLANDS BUSINESS CENTRE - EXTENSIVE PARKING AND REDVELOPMENT/REFURBISHMENT OPPORTUNITES STPP
SITE 0.42 HECTARES (1.037 ACRES)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



'RETREAT' RESTAURANT & NEWLANDS BUSINESS CENTRE
315-325 CHORLEY NEW ROAD
BOLTON
BL1 5BP

£3,000,000
(Three Million Pounds)

- Set within Heaton's Chorley New Road Conservation Area
- Income from the managed business centre and vacant possession of the restaurant and 3 bed cottage
- Extensive self contained site along Chorley New Road
- 3 bed attached dwelling (number 323) also included in the sale
- Scope to refurbish and/or develop buildings on site STPP
- Rare opportunity to acquire a site along Chorley New Road in this highly regarded residential area.
- Generous on site car parking

LOCATION

The property fronts the A676 Chorley New Road in Bolton in the prestigious residential area of Heaton.

Leverhulme Pavillion owned by Bolton School sits to the East of the property, Merryfield Grange a development of residential apartments to the South.

Bolton Town Centre is 2 miles East and the M61 Motorway is easily accessed at either Junction 5 or 6 approximately 3 miles West.

Local bus and train connections are also easily accessed with Lostock Train Station 1.5 miles away.

See attached Location Plans.

DESCRIPTION

A mainly rectangular shaped site of 1.037 acres fronting the A676 Chorley New Road.

The site comprises the popular 'Retreat' Restaurant which is to be offered with vacant possession on completion of any sale, Newlands Business Centre and a 3 bed residential property plus extensive car parking.

RETREAT RESTAURANT

The restaurant and bar has been a popular local established site since 2010 and is a well known restaurant and bar destination.

Internally, there is a bar and restaurant areas with kitchen and storage. Externally there are some semi-permanent structures offering further cover and the ability to hire out for parties and social gatherings.

The fixtures and fittings can be made available by separate negotiation.

There is potential to extend the accommodation STPP.

NEWLANDS BUSINESS CENTRE

An extensive 2 storey office building that adjoins the restaurant with car parking and basement storage.

The centre has been successfully ran for the last 5 years as a managed business centre with both daily and longer occupational licences by the operators including offices, physiotherapy and other health related businesses.

There are mainly cellular spaces internally which have some prominent internal features such as the main staircase. Shared kitchens and WC's are located on both internal floors.

The centre is currently managed by the vendor.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Retreat Restaurant	350.00	3,766
Outdoor Seating Area	300.00	3,229
Newlands Business Centre (excluding Basement)	545.40	5,871
Cottage	79.00	850
TOTAL	1,274.40	13,716

Site area – 1.037 acres.

SERVICES

All mains services water, drainage, electricity and gas are connection to the site.

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

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed the following rateable values:

Retreat Restaurant	£40,250 per annum
Newlands Business Centre	£43,500 per annum

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 54.6 pence in the £, or 55.5 pence in the £ for qualifying small businesses.

The Cottage has a Council Tax Rating Band B.

EPC's

Retreat Restaurant: C (73) – Valid until 25th July 2027.
Newlands Business Centre: E (123) – Valid until 23rd July 2027.
Cottage: D(60) – Valid until 1st December 2034.

A full copy of these reports can be made available upon request.

TENURE

The Cottage is held Freehold – under Title Number – MAN340375.

The Retreat Restaurant & Newlands Business Centre are both held Freehold – Under Title Numbers – MAN337572 and MAN339652.

TENANCIES

Newlands is let as a serviced business centre with a gross income of £151,120 per annum netted down to £110,000 per annum after running costs.

A full list of occupiers and rents are available on request.

The Retreat Restaurant and Cottage elements are to be sold with vacant possession but are further income opportunities.

SALE PRICE

£3,000,000 (Three Million Pounds).

VAT

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

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.

VIEWING

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

Telephone: 01204 522275

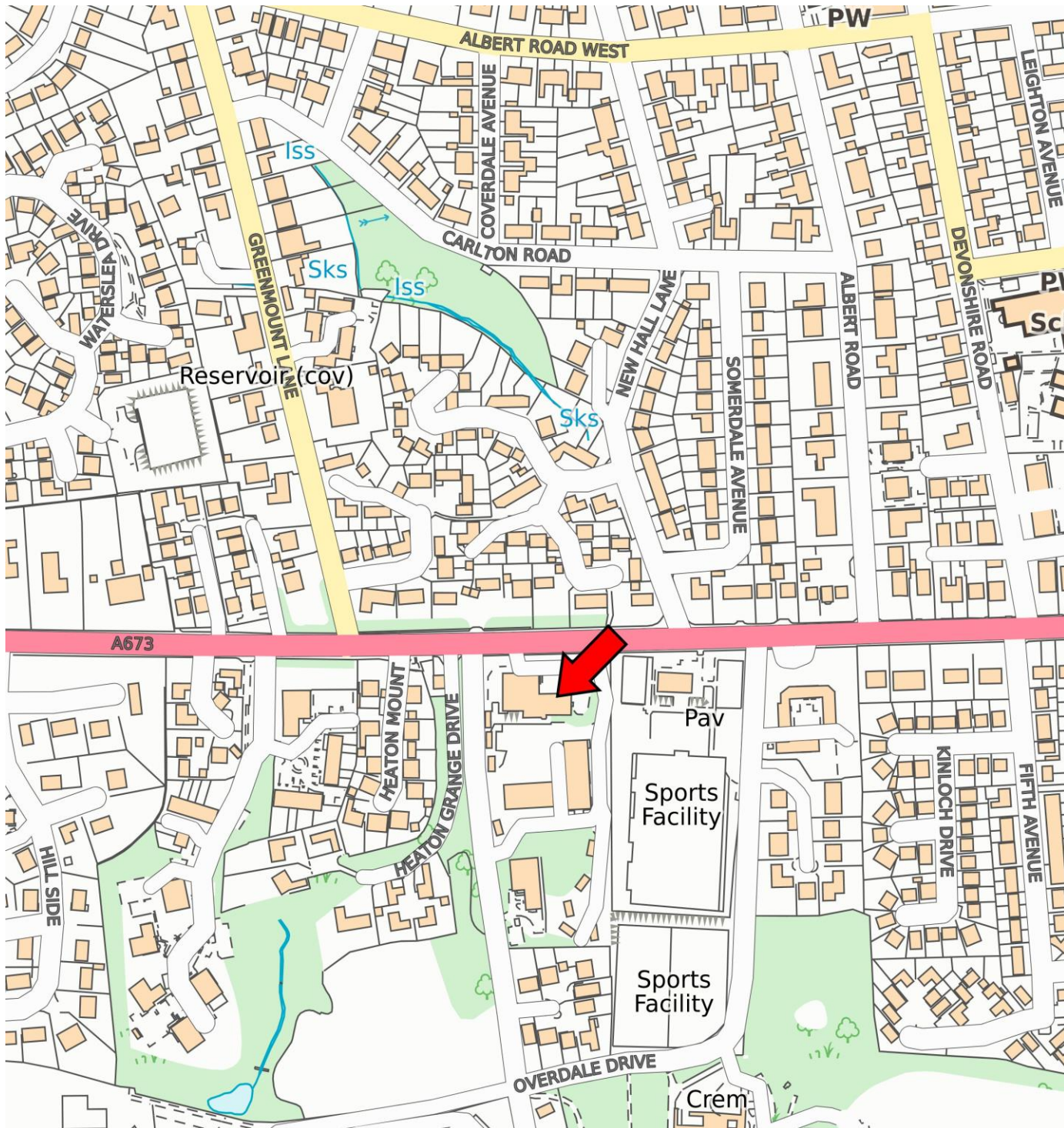
Contact: Nick Swift

Email: nswift@lambandswift.com

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



315-325 Chorley New Road, Bolton, BL1 5BP



SITE PLAN

