

# FOR SALE

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

**Lamb & Swift**  
Commercial Property

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**'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
<b>TOTAL</b>	<b>1,274.40</b>	<b>13,716</b>

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 55.5 pence in the £, or 49.9 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

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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**Contact:** Nick Swift

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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.



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



SITE PLAN









