

FOR SALE (DUE TO RELOCATION)

**DETACHED PROMINENT CORNER POSITION
OFFICE BUILDING WITHIN A 0.262 ACRES
PLOT WITH 18 PARKING SPACES**

496.82 SQ M (5,346 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**BEDFORD HOUSE
60 CHORLEY NEW ROAD
BOLTON
BL1 4DA**

£595,000

- **Prominent corner plot position overlooking Queens Park**
- **18 on site car parking spaces**
- **Could be split into 2 separate offices**
- **Alternatives uses STPP**
- **Extensive basement storage areas**

LOCATION

The property is situated fronting Chorley New Road at the junction with Bedford Street, Bolton and overlooks Queens Park. Other professional office users are within the vicinity.

See Plan.

DESCRIPTION

The offices are currently occupied by Cowgills small business unit whom are relocating to offices at Middlebrook.

An attractive detached office building that originally was two separate dwellings before being converted to its existing use.

Internally there are offices to ground, first and second floors with extensive basement storage areas.

The property is constructed of traditional brick elevations under a pitched slate roof and a mix of timber and PVC window frames.

There is a separate entrance off both Bedford Street and Chorley New Road and two internal staircases hence it could be split back into two properties.

Externally there are landscaped areas to the front and car parking to the side and rear of the property.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Basement Storage	72.95	785
Ground Floor Offices	173.60	1,868
First Floor Offices	154.08	1,658
Attic/Second Floor Offices	96.19	1,035
TOTAL	496.82	5,346

Plus 18 on site parking spaces.

FOR SALE

£595,000 plus VAT.

TENURE

The property is held Freehold under one title GM136076.

SERVICES

All mains services are connected to the property which is heated via 2 separate gas central heating systems and 2 boilers.

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

VAT

VAT is applicable at the standard rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £53,500.

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 (79) – Valid until 18th October 2026.

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

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.

Telephone: 01204 522275

Contact: Nick Swift, Lois Sutton or Kieran Sutton

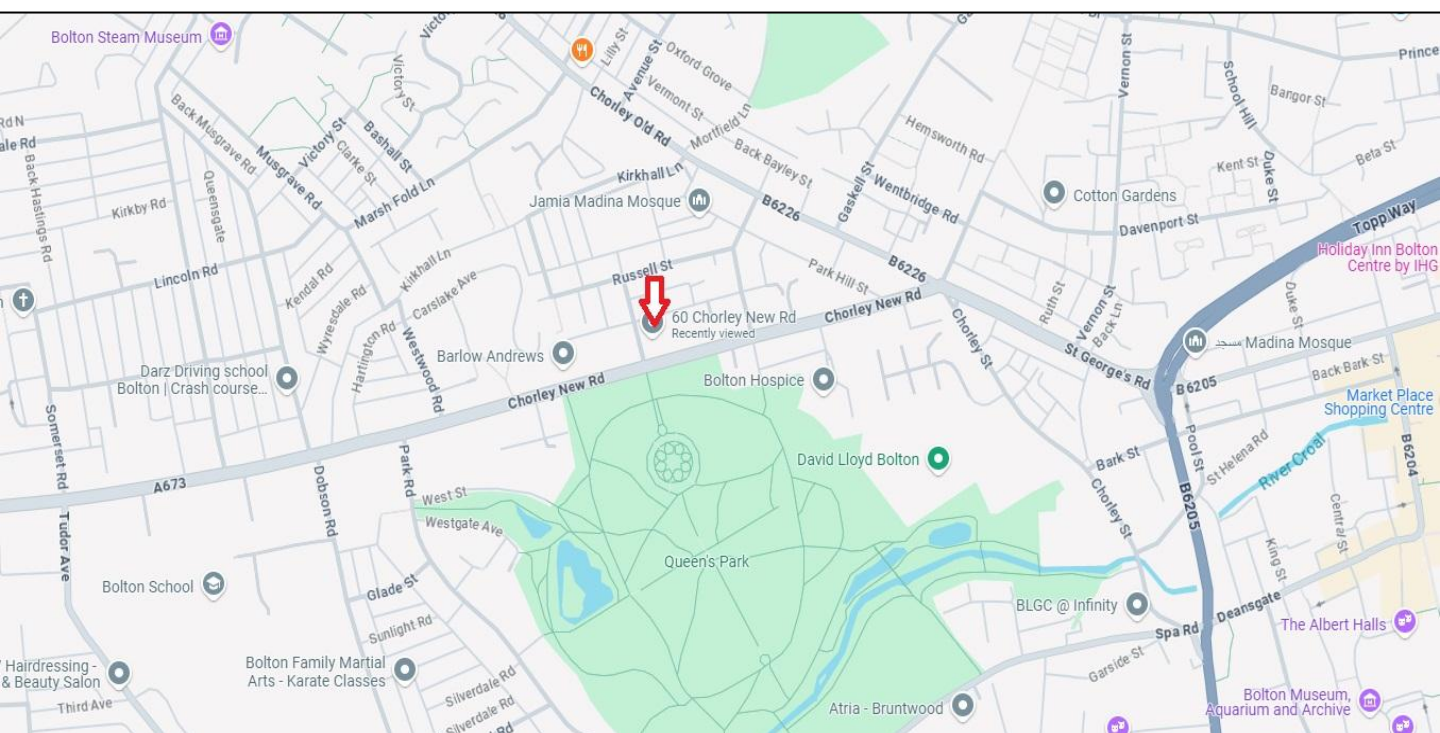
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LOCATION PLAN



SITE PLAN

