

# FOR SALE

## 2 STOREY COMMERCIAL PROPERTY

### 141.60 SQ M (1,525 SQ FT)

**Lamb & Swift**  
Commercial Property

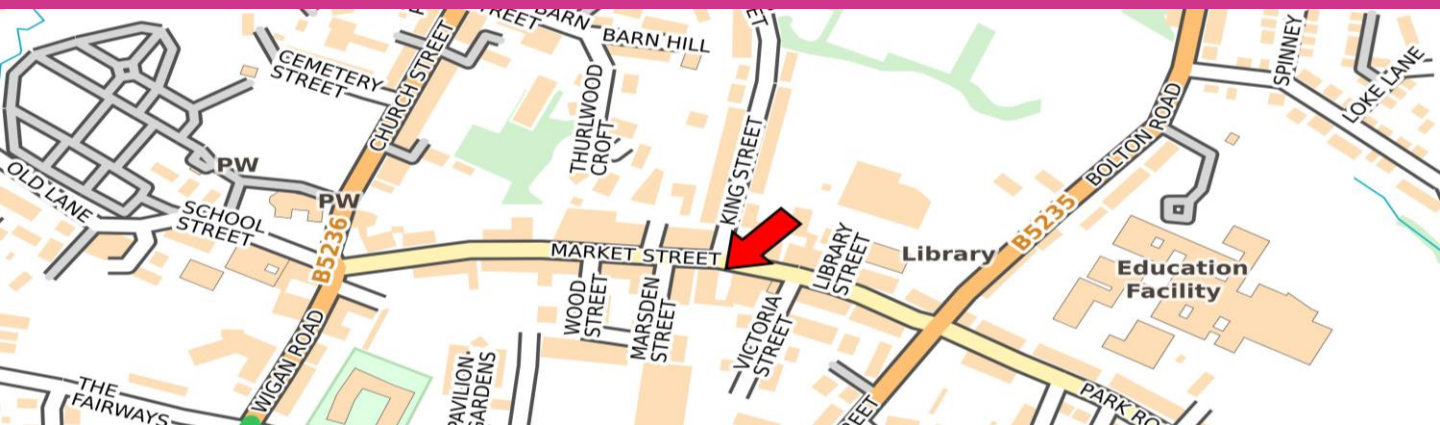
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**173 BOLTON ROAD  
WALKDEN  
M28 3BJ**

**OFFERS OVER  
£250,000**

- Ground & first floor offices with rear garage
- Potential for residential conversion (subject to planning)
- Close to many local amenities including Ellesmere Shopping Centre, Total Fitness Gym, restaurants, and cafes
- Parking to front and on-street parking adjacent
- Sold with vacant possession
- Offers over £250,000



### LOCATION

The property is located at 173 Bolton Road. Unit 2 is accessed via a pedestrian access fronting Granville Street, and Unit 3 is accessed via the front elevation.

The A575, Bolton Road, leads to central Walkden less than 0.5 miles to the south, and Farnworth 1.5 miles to the north. The A575 Bolton Road connects to the A580 East Lancashire Road approximately 1 mile to the south, which in turn leads to Manchester 7.5 miles to the east, and Liverpool approximately 30 miles to the west.

The surrounding area is mixed in character, with some residential properties to the north and west, commercial properties along Bolton Road, and Ellesmere Shopping Centre located on the adjacent site, which is home to M&S Foodhall, Tesco Extra, Total Fitness Gym, Aldi, The Range, Nando's, JD Sports, KFC, McDonalds, Costa Coffee and more.

### DESCRIPTION

This property comprises a two-storey building, most recently used as offices, with a garage / storage area too the rear and parking to the frontage. The building is offered with vacant possession.

Internally, the property provides three office rooms, kitchen, and WC to the ground floor, plus the garage to the rear which is interconnected with the rest of the building but could be separated as a self-contained storage unit if desired. To the first floor there are a further three office rooms, with additional kitchen and WC.

The building provides a flexible space, and lends itself to being split into separate units, with separate access to the first floor already in place. The building may also be suitable for residential conversion (subject to planning).

### 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	94.70	1,019
First Floor	46.90	505
<b>TOTAL</b>	<b>141.60</b>	<b>1,524</b>

### SALE PRICE

Offers Over £250,000.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Tenants will pay a contribution to service usage and communal maintenance and upkeep.

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

The Rateable Value of the property as a whole is £4,350.

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

EPC Score E – 121.

### 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: Josh Morgan

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