

FOR SALE

RETAIL INVESTMENT PROPERTY

1,010 SQ FT (93.83 SQ M)

Lamb & Swift
Commercial Property

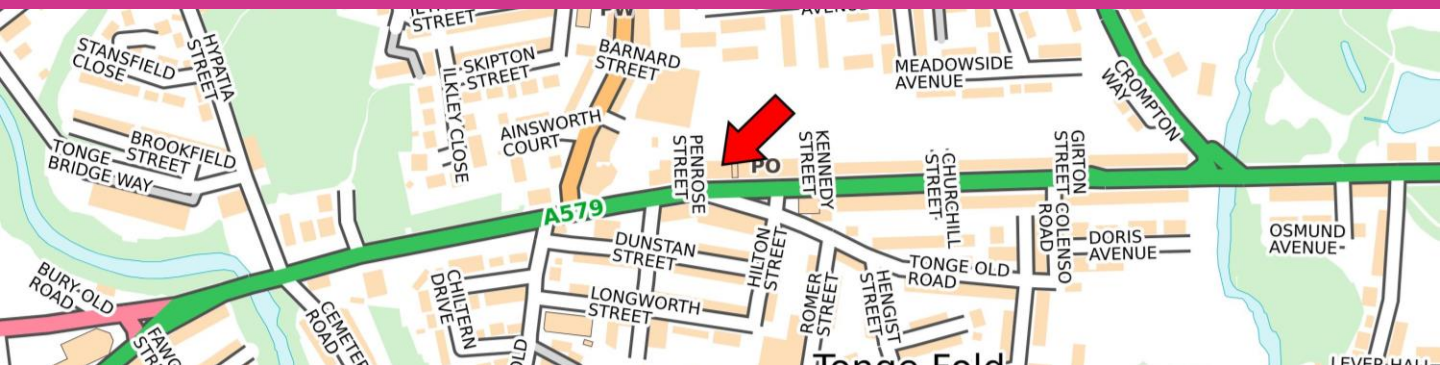
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**333 BURY ROAD
BOLTON
BL2 6BB**

**OFFERS IN THE
REGION OF
£145,000**

- Prominent position fronting busy main road
- Excellent transport links and close proximity to A666 and M60
- Close to many local amenities
- Yield of 8.13%
- Currently let to Bolton 2 Ltd for a term of 10 years which commenced 1st Sept 2022
- Prominent retail frontage with high footfall
- Offers in the region of £145,000



LOCATION

The subject property sits prominently fronting Bury Road (A58), in Tonge Fold, approximately 1.8 miles east of Bolton Town Centre. The property is situated within a mixed parade with a number of similar retailing properties which collectively combine for a popular neighbourhood retail centre.

Bury Road connects directly to St Peters Way (A666) and in turn the M61 motorway. The property benefits from good transport links and is easily accessible via various modes of transport. Bolton train station is about 1.5 miles west, and provides direct rail services to Manchester, Preston, Wigan, and beyond.

DESCRIPTION

The subject property comprises of a traditionally constructed mid-terraced retail shop, which currently trades as a food takeaway premises. The building is traditional brickwork construction and set beneath a pitched and slated roof covering. There is a substantial single story extension to the rear with a flat roof covering.

Internally the accommodation is spread across two floors and has a full height shop window display. The ground floor consists of a customer serving counter, food preparation and kitchen areas, plus additional stores. The top floor accommodation is accessed via a staircase from the ground floor and provides for a series of ancillary storage rooms and staff WC's.

To the rear is a small yard area which is fully enclosed as a result of the rear extension.

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	60.27	649
First Floor	33.56	361
Total	93.83	1,010

FOR SALE

Offers in the region of £145,000

The property has a net initial yield 8.13%

OCCUPATIONAL LEASE

The property is let to Bolton 2 Ltd, for a contractual term of 10 years from and including 1st September 2022. The initial rent agreed under the lease is £12,100.

SERVICES

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

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

VAT

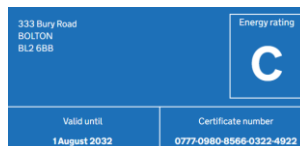
VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,000.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC



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.

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Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial

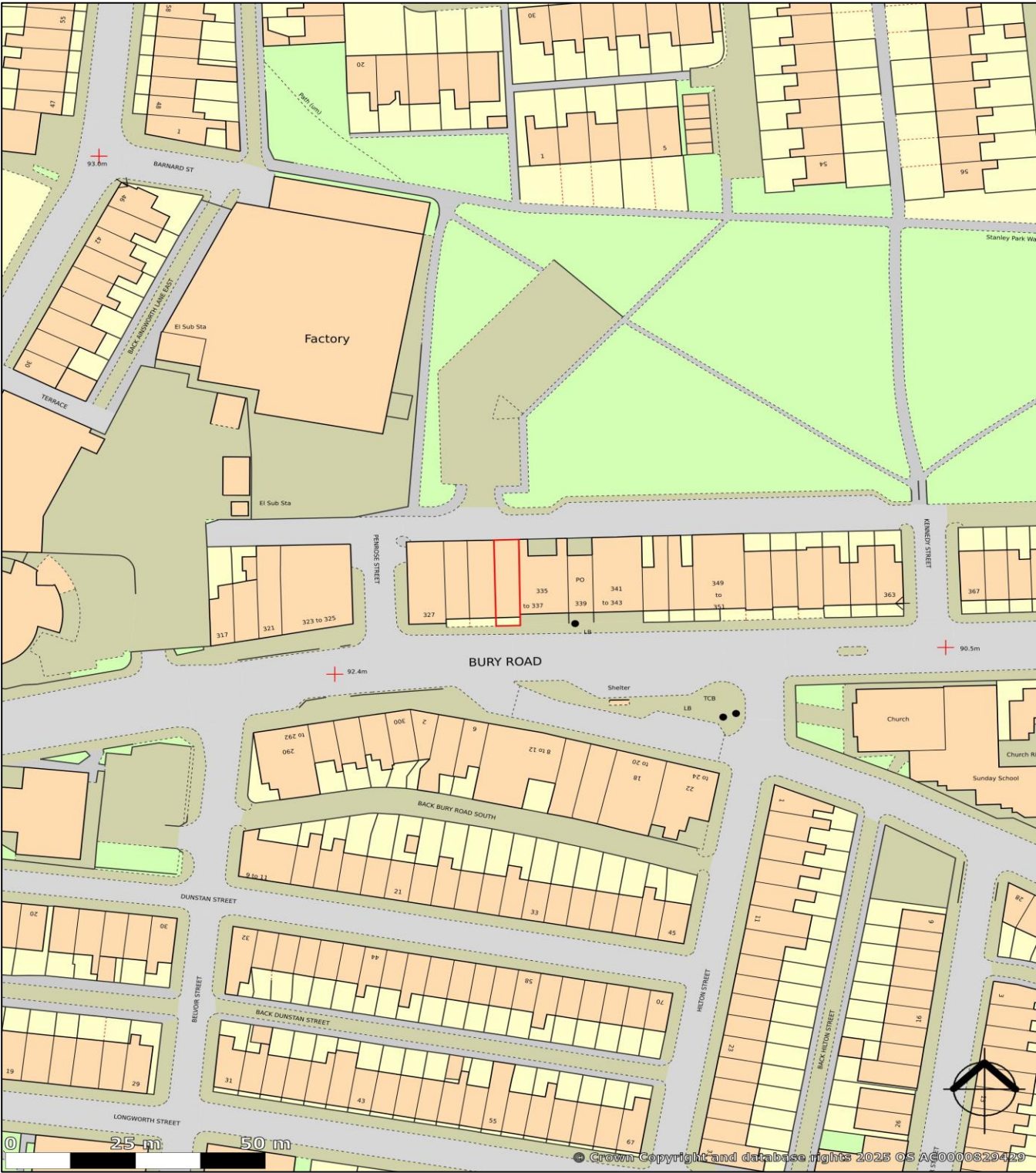
179 Chorley New Road

Bolton

BL1 4QZ



SITE PLAN



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.

