

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

YARD & UNIT ON 0.45 ACRE SITE
334.45 SQ M (3,600 SQ FT)

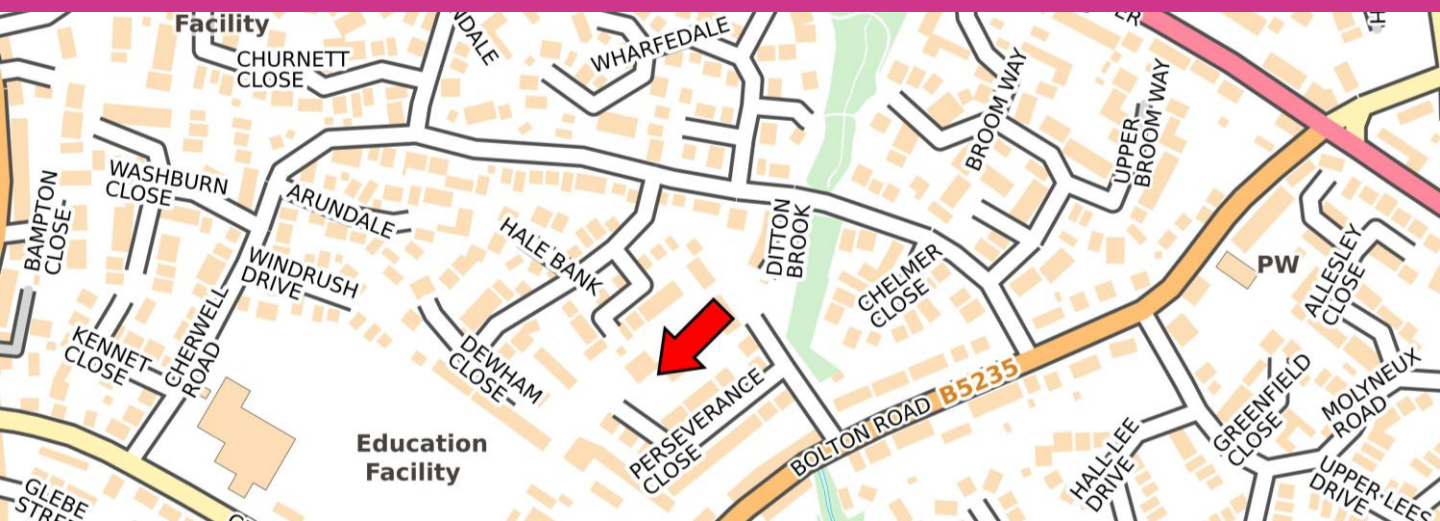


YARD & PREMISES AT
BOLTON ROAD
WESTHOUGHTON
BOLTON
BL5 3JQ

OFFERS IN THE
REGION OF

£495,000

- Close to many local amenities
- Detached unit (3,600 sq ft) on 0.45 acre site
- Would suit a variety of uses or re-development (STPP)
- 415 volt 3 phase electric
- Benefits from ½ tonne crannage
- For Sale Offers in the Region of £495,000



LOCATION

The subject property is situated on the fringes of Westhoughton town centre and is accessed via Perseverance Close, which in turn is accessed off Bolton Road.

Westhoughton is a small town located 4 miles South West of Bolton, 6 miles East of Wigan and 13 miles North West of Manchester. It is located adjacent to Junction 5 of the M61 motorway which links with Preston to the North and Manchester to the South East.

The immediate occupiers are predominantly residential, with another similar unit adjacent, and the town centre just a short walk away.

DESCRIPTION

The premises comprises of a traditionally constructed metal frame unit with brick walls positioned below a slate roof covering.

Internally, the property provides for majority warehouse/workshop areas with separate office space and WC's within the outrigger. A glass sky light is incorporated in the rear section of the building to allow for natural lighting, as well as having LED strip lighting throughout. The property benefits from an electric roller shutter, as well as half crane and three phase electric. The unit is heated by way of diesel oil heating.

Externally there is a generous yard which is accessed via metal gates. The property may suit residential development subject to planning permission.

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	334.45	3,600
TOTAL	334.45	3,600

FOR SALE

Offers in the Region of £495,000.

TENURE

The property is held Freehold under Title Nos:
GM614638
MAN188107
MAN267774

SERVICES

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

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

VAT

VAT is not applicable.

EPC

An EPC has been commissioned and 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 522 275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Nick Swift

Email: nsswift@lambandswift.com

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





SITE PLAN

