

# FOR SALE

Lamb & Swift  
Commercial Property

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**PROMINENT RETAIL PREMISES**

**168.36 SQ M (1,812 SQ FT)**



**358 CHORLEY OLD ROAD  
BOLTON  
BL1 6AG**

**OFFERS IN THE  
REGION OF**

**£230,000**

- Prominent retail location on Chorley Old Road (B6226)
- Close to many local amenities including take-aways, barbers shops, hair and beauty, restaurants and small convenience stores
- Former Fancy Dress shop, would suit a variety of uses STPP
- Well regarded mixed use area
- Offers in the region of £230,000
- Has planning permission for a two bedroom flat to first floor



**LOCATION**

The subject property is located within Bolton, in the northwest of England. The town is well served by both the local and national road networks and is approximately 3 miles from the M61 motorway, which in turn, provides access to the M60 Manchester Orbital Motorway to the northwest and the M6 to the north west.

The building itself is located fronting onto Chorley Old Road (B6226) within a mixed use commercial and residential area. The property benefits from being within the immediate vicinity of a number of similar retail premises, occupied by majority independent retailers including take-aways, barbers-shops, hair and beauty, restaurants and small convenience stores.

**DESCRIPTION**

The subject property comprises a substantial mid-terraced retail unit of traditional masonry construction, set beneath a pitched slate roof. Accommodation is arranged over four levels: basement, ground, first, and second floors.

The ground floor offers open-plan retail space, with a WC and kitchen/office area located within the rear outrigger. The basement provides additional open-plan, usable space suitable for a variety of purposes.

The first floor is arranged in a more cellular layout and is currently accessible both internally and externally via a stainless-steel staircase, offering potential for self-contained occupation. The second floor provides further ancillary accommodation. The property has planning permission for a two bedroom flat to the first floor.

**ACCOMMODATION**

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

DESCRIPTION	SQ M	SQ FT
TOTAL	168.36	1,812

**FOR SALE**

Offers in the region of £230,000.

**EPC**

An EPC has been commissioned

**SERVICES**

The mains services connected to the property to include water, 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 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 from 1st April 2023.

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.

**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: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

Contact: Kieran Sutton

Email: [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ









