

FOR SALE
FREEHOLD

LARGE SURFACED SITE

8,793 SQ FT ON 1.22 ACRES APPROX.

WITH SHOWROOM / WORKSHOP AND ANCILLARY OFFICE ACCOMMODATION

**BARK STREET,
BOLTON**

BL1 2BB



THE SITE HAS A **VERY LOW SITE DENSITY**
OF **C.11.5%** SITE COVERAGE



BOLTON TOWN CENTRE LOCATION
WITH **EXCELLENT ACCESS**

Location

The site is situated in the town centre of Bolton, 13 miles from Manchester City Centre. The location benefits from good transport links. Road connectivity is strong, with the A673 immediately to the north of the site providing direct access to the A666 and onward links to the M61, M60 and the regional and national motorway network. The M62 is less than 10 miles from the site, the direct route connecting Manchester and Liverpool and thereby providing access to 20 million consumers and 60% of UK business within a two-hour drive. Manchester Airport is situated approximately 21 miles to the south, providing extensive domestic and international travel options. Bolton Train Station is located 0.8 miles to the south.

Bolton possesses the second highest employee base in Greater Manchester with the average wage of the town sitting below the regional average.



 **M61**
3 miles

 **Bolton Town Centre**
5 mins

 **Manchester Airport**
25 mins

 **Bolton Train Station**
0.8 mile

David Lloyd Racquet's and Fitness Centre is in close proximity together as are all the usual benefits of a major town centre including a variety of shops, restaurants, bars, 9-screen cinema all nearby. The recently upgraded Market Place Shopping Centre within walking distance along Bark Street.



Description

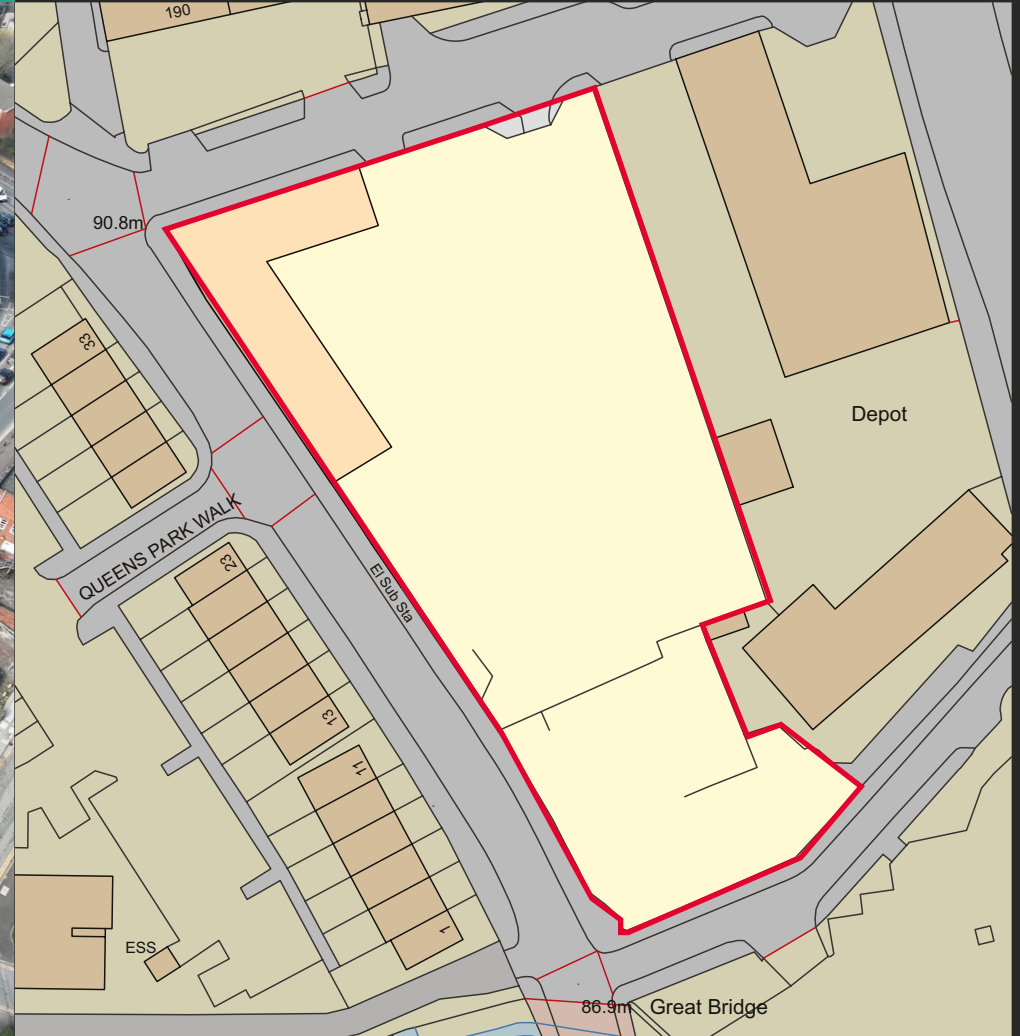
The subject property comprises an irregular parcel of land split across two levels totalling approximately 1.22 acres (0.494ha). The site contains an existing two-storey brick unit of 8,793 sq ft (816.0 Sq m) approx.

Externally, the building benefits from brick work elevations beneath a part flat/ part pitched coated profile metal sheeting roof. The unit is currently used as a showroom/workshop with ancillary office accommodation.

The site has detailed planning permission for a second brick-built unit of 2,957 sq ft.

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Terms

For Sale – Freehold.

Price

On application.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Viewing / Further Information

By appointment with the joint agents.

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