

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

TOWN CENTRE RETAIL UNIT

90.5 SQ M (974 SQ FT)

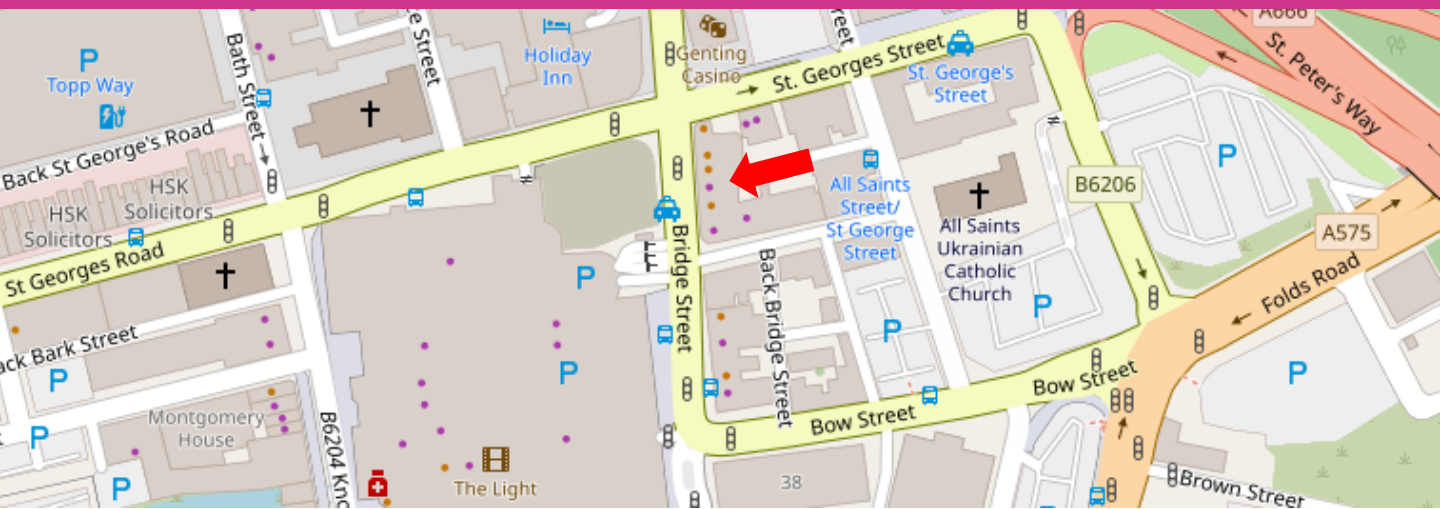


64 BRIDGE STREET
BOLTON
BL1 2EF

£95,000

OFFERS IN THE REGION OF

- Ground and first floor retail accommodation with basement
- Currently fitted for salon use - would suit multiple uses STPP
- Excellent development or owner-occupier opportunity
- Great transport links and close to local amenities
- Town centre location
- Offers in the region of £95,000
- Cash purchasers ONLY



LOCATION

The subject property is prominently located on Bridge Street in Bolton town centre, positioned within a well-established commercial area.

The property benefits from a central location with excellent access to a wide range of local amenities, together with strong transport links including nearby access to the motorway network. Bolton Railway Station is also within convenient walking distance.

DESCRIPTION

The property comprises a ground floor retail unit, currently arranged as a salon, with additional ancillary accommodation at first floor level and a useful basement area.

The ground floor trading space is well-presented and ready for continued commercial use, featuring a suspended ceiling, laminate flooring, and existing salon fit-out. The upper floors and exterior offer excellent scope for refurbishment, presenting an ideal opportunity for an owner-occupier or investor to modernise and add further appeal.

To the rear, the property benefits from a back door providing access to a small shared yard area.

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 Retail	51.3	552
First Floor	39.2	422
TOTAL	90.5	974

SERVICES

The mains services connected to the property 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.

SALE PRICE

Offers in the region of £95,000

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 £7,400 from 1st April 2026.

From 1st April 2026, the standard multiplier for all Retail, Hospitality and Leisure properties will change to 43.0 pence in the £, or 38.2 pence in the £ for qualifying small businesses.

The subject property also benefits from Small Business Rates Relief.

TENURE

The property is held under Leasehold Title Number MAN29086 (Leasehold)

Lease term is for 5000 years

Start Date: 14/10/1835

End Date: 14/10/6835

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.

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