

ALL ENQUIRIES

Lamb & Swift
Commercial Property

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OFFICE BUILDING - RURAL LOCATION

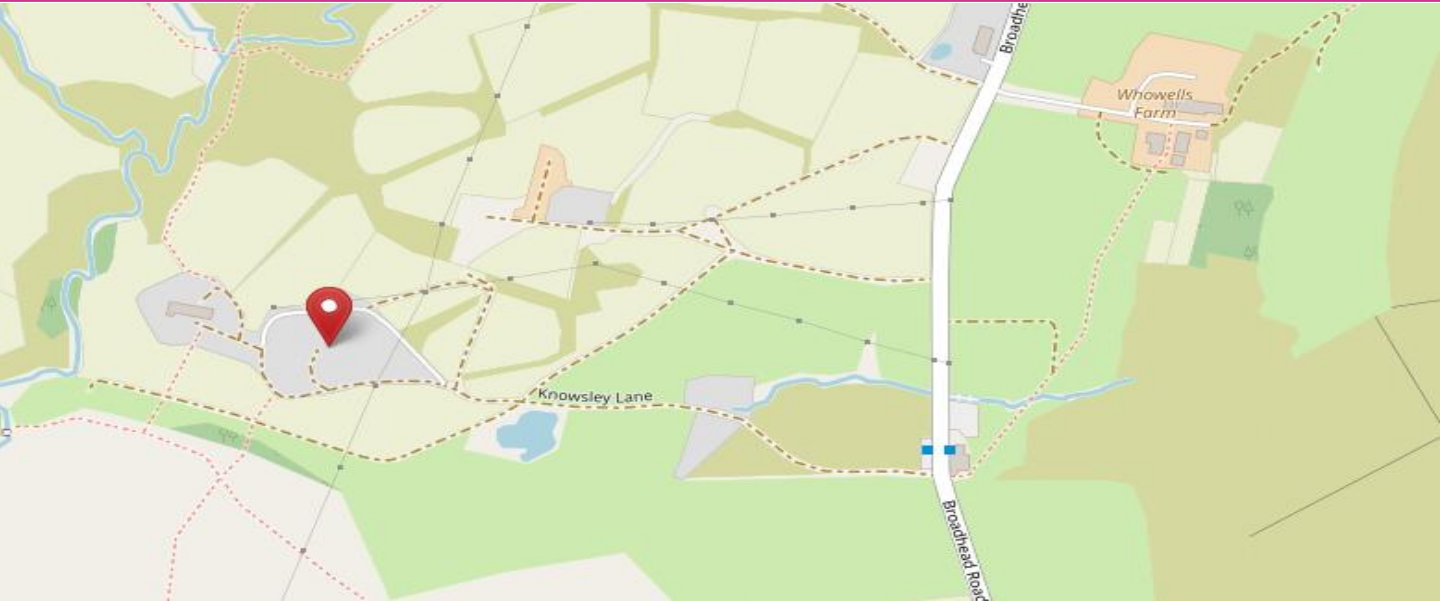
80.21 SQ M (863 SQ FT)



BROADMEADOW COTTAGE ANNEX
EDGORTH
KNOWSLEY LANE
TURTON
BOLTON
BL7 0JH

£300,000
OR
£20,000 PA

- Kitchen & WC facilities
- On-Site Parking
- Presented to a High Standard Throughout
- Self-contained Single Storey Office Building
- Rural Location in Edgworth



LOCATION

The subject cottage annex is located in the countryside of North Turton on the northern edge of Bolton, along side Knowsley Lane. within the scenic West Pennine Moors area of Greater Manchester.

The annex is surrounded by farmland and open fields that lies close to several small villages including Edgworth, Chapeltown and Belmont. Bolton Town Centre is situated 8.6 miles away.

What3Words – riot.grills.summit

DESCRIPTION

The subject annex comprises a self-contained office benefits from spacious internal rooms that are well suited to a range of office functions, including individual workspaces, meeting rooms, or administrative areas. The layout provides flexibility for a variety of business uses.

The premises also include a fitted kitchen area and bathroom facilities, providing essential staff amenities to support day-to-day office operations.

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	80.21	863
TOTAL	80.21	863

PRICE

For sale at £300,000.

Lease is also available for a term of 3 years at £20,000 pa.

SERVICES

The mains services connected to the property 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 522275

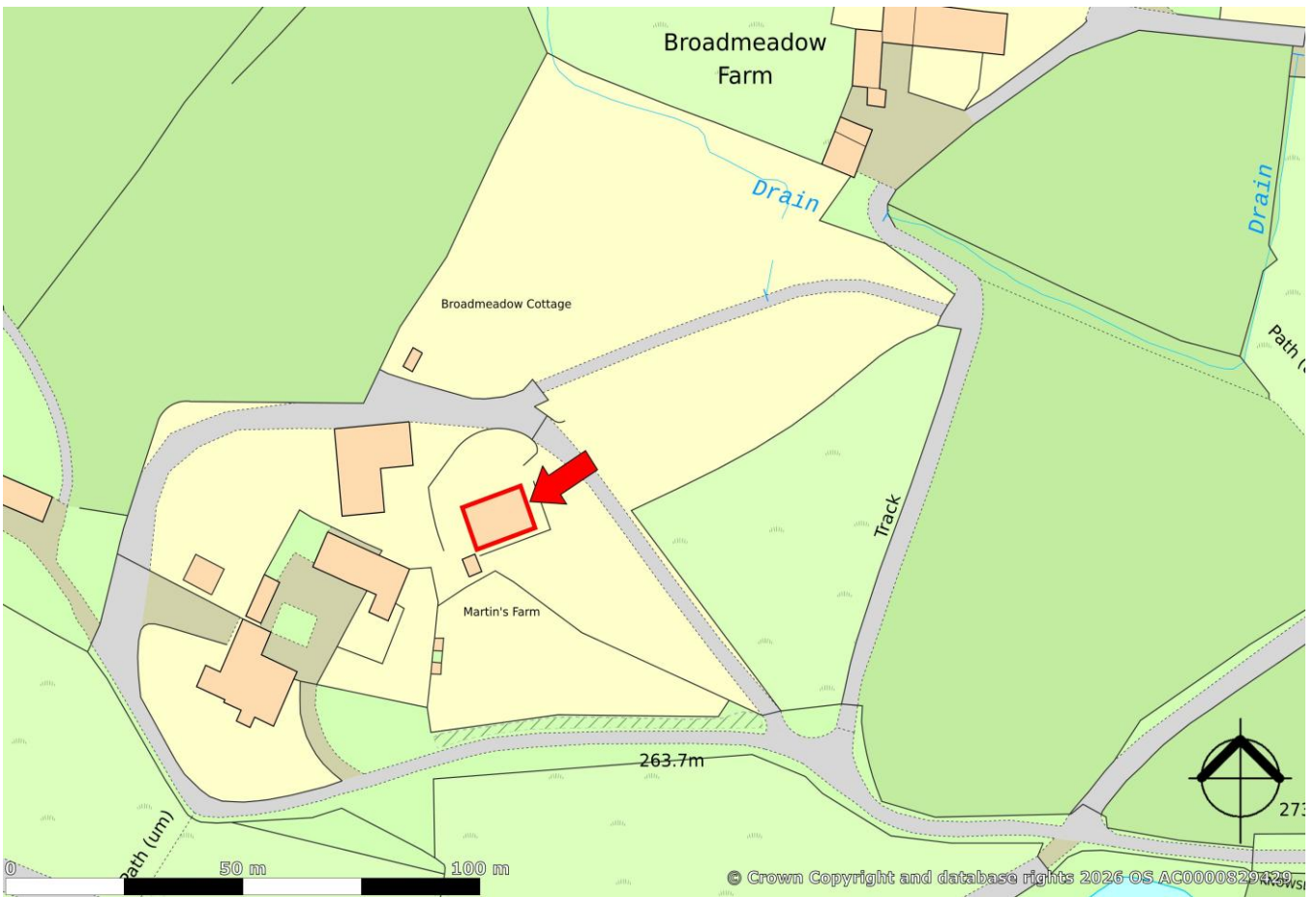
Contact: Kieran Sutton

Email: ksutton@lambandswift.com

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



LOCATION PLAN



OFFICE PLAN

