

ALL ENQUIRIES

Lamb & Swift
Commercial Property

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**TWO-STOREY TOWN CENTRE RETAIL
PROPERTY**

202.89 SQ M (2,183 SQ FT)

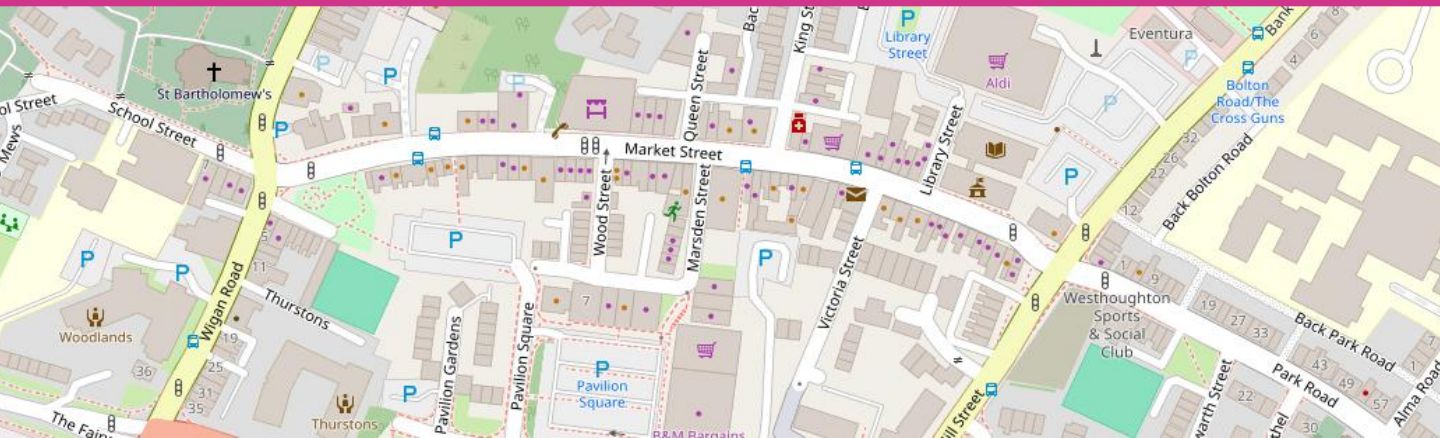


**37-39 MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AG**

RENTAL: £31,200
PER ANNUM

FOR SALE: £325,000

- Town centre retail and office property
- Arranged across ground floor and first floor
- Car parking to the rear
- May suit a variety of uses STPP
- Close to many local amenities including shops, restaurants bars and cafes
- £325k OR rental of £31.2k per annum



LOCATION

The subject property is located in the heart of Westhoughton Town Centre upon Market Street, close to a variety of local amenities including retail shops, cafés, restaurants, an indoor market and Aldi Supermarket.

The A58 bypass, Cricketers Way, is approximately 0.2 miles south and the A6, Manchester/Chorley Road, is half a mile north. Westhoughton is well located in respect to the M61 motorway and both junctions 5 and 6, are within close proximity, providing convenient access to the National Motorway Network.

Nearby occupiers are predominantly of a commercial nature, with some residential properties nearby, which are situated off Market Street and in the surrounding areas.

DESCRIPTION

The subject property comprises a substantial mid-terraced building prominently positioned on Market Street in Westhoughton, recently refurbished to a high standard. Most recently operated as a sunbed salon, the premises are well-suited to a variety of retail, beauty, office, or service-based uses.

The ground floor offers a spacious main retail area, complemented by two additional rooms and WC. To the rear, there is a further section comprising multiple individual rooms previously used for sunbeds, together with a staff kitchen and access to the rear of the property.

The first floor is accessed internally and provides three separate rooms, ideal for offices or beauty/treatment rooms, along with a kitchen and WC facilities.

Externally, the property benefits from free parking to the rear.

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	148.71	1,600
First Floor	54.18	583
TOTAL	202.89	2,183

EPC

The property has an EPC rating C (72). A full copy of the report can be made available upon request.

FOR SALE

£325,000 plus VAT.

TO LET

Available by way of a Tenant's Full Repairing & Insuring basis, at a term of years to be agreed. The Rental is £31,200 per annum plus VAT.

TENURE

The property is held Freehold under one title GM889067.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

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.

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.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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