

# FOR SALE

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

**PROMINENT DETACHED BUILDING WITH  
PARKING SUITABLE FOR  
OFFICES/MEDICAL/RESIDENTIAL STPP  
484.3 (5,213 SQ FT)**

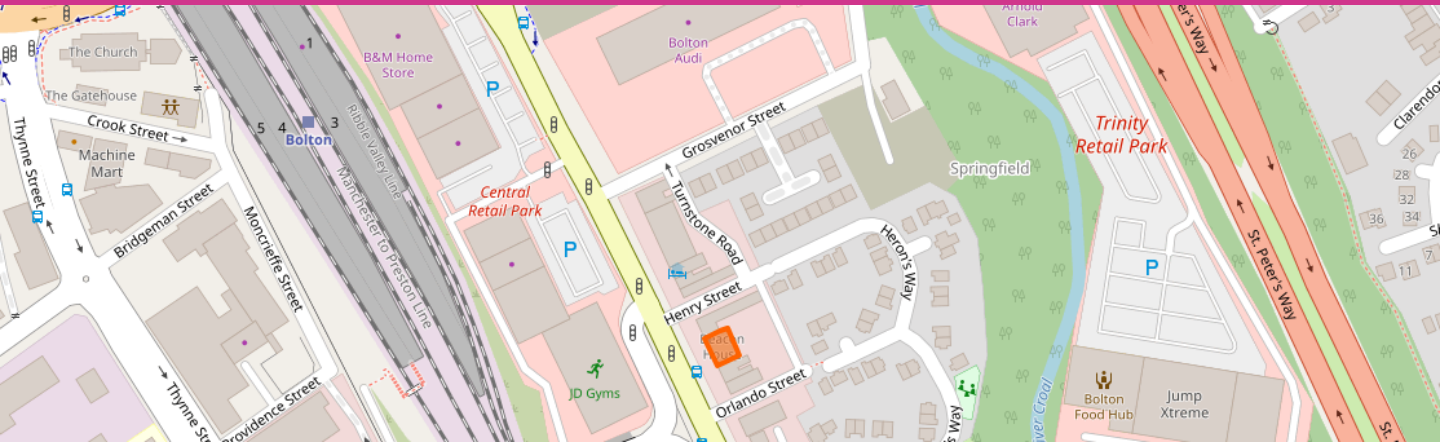


**BEACON HOUSE  
69-73 MANCHESTER ROAD  
BOLTON  
BL2 1ES**

**OFFERS IN THE  
REGION OF**

**£450,000**

- Substantial detached building suitable for uses as office, leisure and healthcare STPP
- On site parking
- Prominent town centre location
- Good mixture of open plan and cellular rooms
- Close proximity to A666 (St Peter's Way)
- Offers in the region of £450,000



### **LOCATION**

Beacon House occupies a prominent position fronting Manchester Road (B6536), approximately 0.5 miles south-east of Bolton Town Centre and within easy walking distance of Bolton railway station. The location provides excellent access to the town centre, the A666 St Peter's Way and the wider motorway network beyond.

Manchester Road is a well-established mixed-use area comprising a variety of commercial, community, healthcare and residential properties.

This prominent roadside position offers excellent visibility and accessibility within one of Bolton's principal routes into the town centre.

### **DESCRIPTION**

Beacon House is a substantial detached property situated in a prominent position on Manchester Road.

The property is constructed with traditional brick elevations beneath a pitched roof.

Internally, the property is arranged to provide a mixture of cellular offices, consultation rooms, meeting rooms and ancillary accommodation across its floors, making it suitable for a variety of office, healthcare, community or alternative commercial uses, subject to any necessary consents.

Externally, the property benefits from a good-sized landscaped garden to the front and dedicated 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	180.0	1,938
First floor	181.1	1,949
Second Floor	123.2	1,326
<b>TOTAL</b>	<b>484.3</b>	<b>5,213</b>

### **FOR SALE**

£450,000.

### **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.

### **TENURE**

The property is held under the following freehold title numbers:

69 Manchester Road - GM243331

71 Manchester Road - GM243332

73 Manchester Road - GM243333

### **VAT**

VAT is not applicable.

### **BUSINESS RATES**

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £41,750.

From 1<sup>st</sup> April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

### **EPC**

The property has an EPC rating C (65). 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: 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

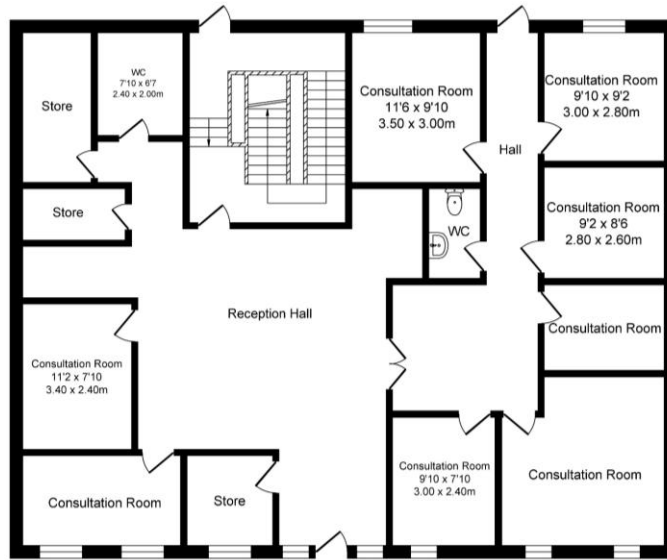
Bolton

BL1 4QZ

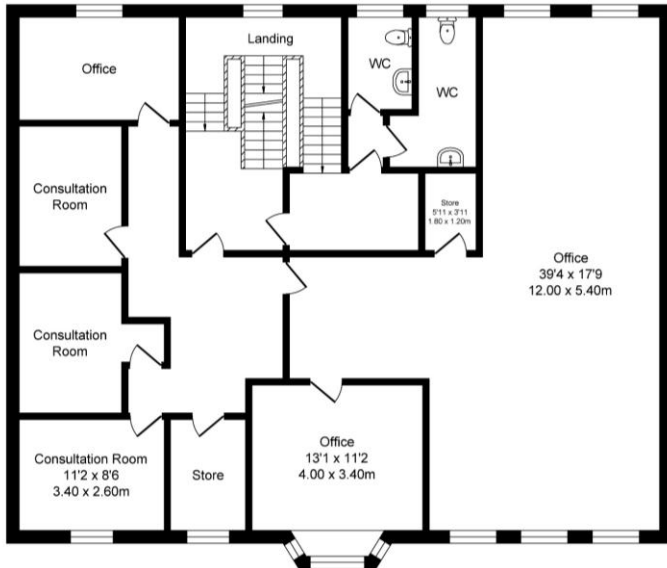




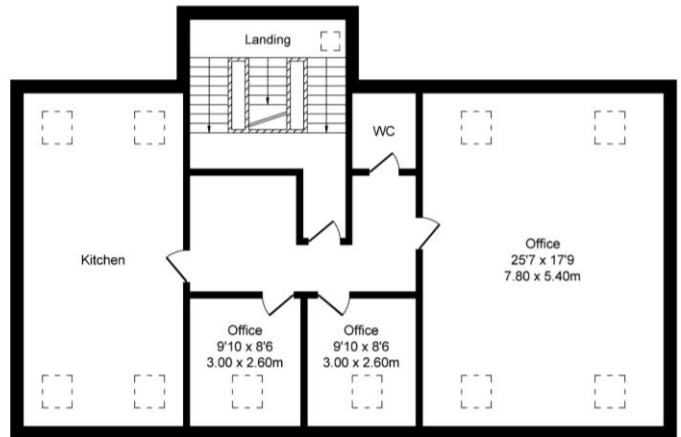
Beacon House, Manchester Road  
 Total Approx. Floor Area 5213 Sq.ft. (484.3 Sq.M.)



Ground Floor  
 Approx. Floor Area 1938 Sq.Ft (180.0 Sq.M.)



First Floor  
 Approx. Floor Area 1949 Sq.Ft (181.1 Sq.M.)



Second Floor  
 Approx. Floor Area 1326 Sq.Ft (123.2 Sq.M.)