

FOR SALE

Lamb & Swift
Commercial Property

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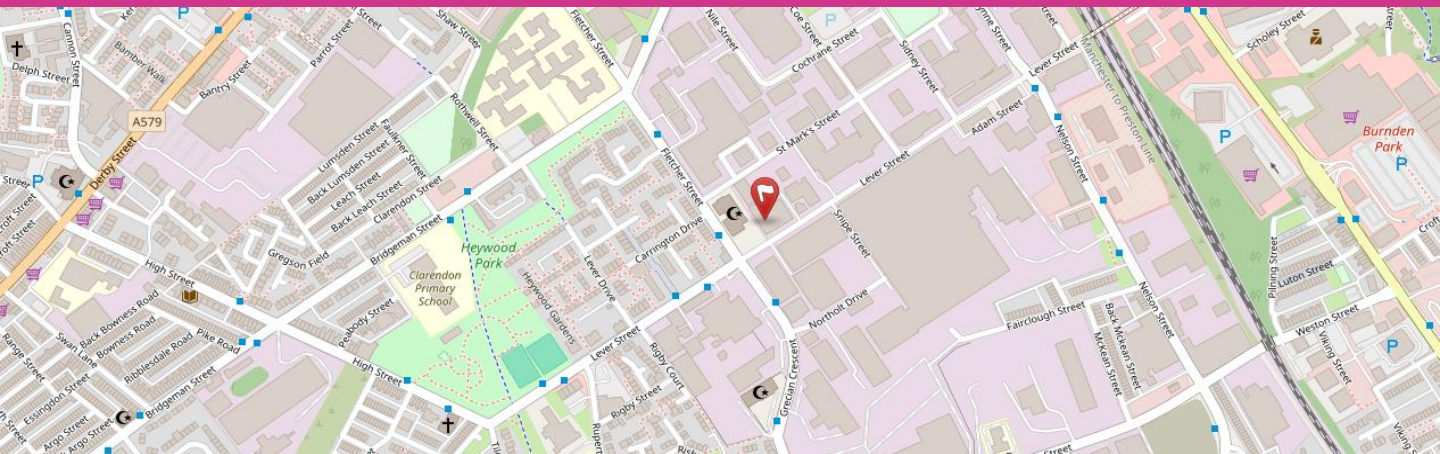
INDUSTRIAL UNIT & ADJOINING CAR PARK
1712.03 SQ M (18,429 SQ FT)



UNIT 3 & CAR PARK
178/200 LEVER STREET
BOLTON
BL3 6NZ

£750,000

- Industrial and storage accommodation arranged across three floors
- Site includes adjoining car park for up to 25 vehicles & yard to the rear with gated access to Spring Street
- 0.233 hectares (0.577 acres)
- Flexible space suitable for owner occupiers, investors or developers
- Potential for redevelopment of the entire site (subject to planning), or alteration of existing structure to provide a multi-let opportunity
- Sale price: £750,000



LOCATION

The property is situated on Lever Street in the Great Lever area of Bolton, approximately 2.5 miles south of Bolton town centre. The car park element occupies a prominent corner position at the crossroads of Lever Street, Fletcher Street and Grecian Crescent, with the warehouse buildings fronting Lever Street.

The surrounding area is predominantly industrial in character, complemented by a mix of neighbouring uses including Spring Street Business Park to the rear and a community centre at the junction of St Mark's Street and Fletcher Street. The local occupier base is diverse, encompassing factories, mills, cash & carry, showroom, logistics, trade counter, leisure and vehicle repair operators amongst others.

The property benefits from good strategic road connectivity, with the A666 St Peters Way accessible within approximately 1 mile, providing a direct link to Junction 2 of the M61 motorway some 2 miles to the south and onward connections to the wider national motorway network.

DESCRIPTION

A flexible site that is suitable for a wide variety of potential purchasers, including owner occupiers, investors and potentially developers.

The property comprises a steel portal frame, twin bay warehouse with multiple loading doors to both front and rear elevations, together with a three-storey element providing additional storage across the upper floors. To the rear, there is a yard with gated access to Spring Street, with a separate car park currently marked out with approximately 25 parking spaces.

The existing buildings, whilst showing signs of wear, offer substantial open plan storage or workshop accommodation across the ground floor with further space above, and would be suitable for refurbishment to provide good quality industrial or trade premises.

The site extends to approximately 0.233 hectares (0.577 acres) and lends itself to a variety of purchasers, including owner occupation of the whole, sub-division to create a multi-let scheme, or comprehensive redevelopment, subject to the necessary planning consents.

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

We understand that VAT is not applicable, but this will be confirmed within the Legal Pack.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit 3 Ground Floor	1,348.03	14,511
Unit 3 Mezzanine	86.52	931
Storage (Off the Mezzanine)	184.33	1,984
Upper Floor Storage	93.15	1,003
TOTAL	1,712.03	18,429

The total site area is 0233 hectares (0.577 acres)

SALE PRICE & TENURE

£750,000

Unit 3 is held by way of Long Leasehold for 4,000 years from 18/4/1836

The car park is held by way of a Freehold title.

BUSINESS RATES

Rateable Value of Unit 3: £50,000

Rateable Value of Car Park: £1,500

From 1st 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 E (107). A full copy of the report can be made available upon request.

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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