

FOR SALE

Lamb & Swift
Commercial Property

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DETACHED OFFICE PREMISES

86.63 SQ M (932 SQ FT)

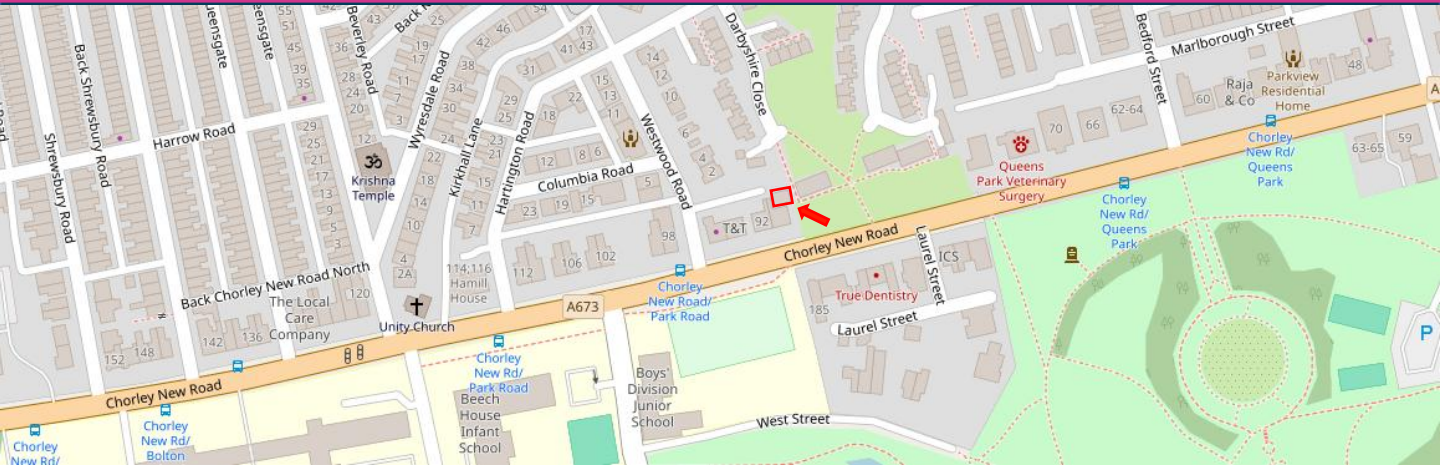


**88 CHORLEY NEW ROAD
BOLTON
BL1 4DH**

**OFFERS IN THE
REGION OF**

£195,000

- Detached property arranged over ground and first floor
- Close proximity to Bolton School, the Town Centre and David Lloyd Leisure Centre
- 3 on site parking spaces to the rear
- Kitchen & WC facilities
- May suit a number of uses STPP
- Professional and prestigious office location
- £195,000 exclusive



LOCATION

The property occupies a prominent position fronting Chorley New Road (A673) at its junction with Westwood Road, being set slightly back from the main road.

Bolton Town Centre lies approximately 1 mile to the east, whilst Junctions 5 and 6 of the M61 motorway are approximately 3 miles to the west, providing convenient access to the wider regional motorway network.

The surrounding area comprises a mix of office and residential uses, with neighbouring occupiers including solicitors, accountants, and surveying practices, contributing to a well-established professional environment.

DESCRIPTION

The subject property comprises a two-storey building of traditional masonry construction, set beneath a pitched slate roof incorporating a transverse pitched element with gable detailing to the rear elevation. Externally, the property presents a mix of finishes, incorporating brick elevations to the front and right-hand sides, with rendered elevations to the rear and left-hand side.

Internally, the accommodation is arranged over ground and first floors and provides a combination of open-plan and cellular office space. The ground floor features exposed timber beams, feature brickwork, glazed block windows and a contemporary staircase leading to the first floor. The offices are finished to a high standard throughout, incorporating plaster-painted walls, carpeted and polished concrete floor coverings, suspended lighting, underfloor heating and excellent levels of natural light.

The first floor provides further office accommodation, kitchen and WC's, all finished to a similarly high specification.

The property benefits from parking to the rear for approximately three vehicles together with a separate brick-built external storage building.

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 applicable at the prevailing rate.

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	57.6	620
First Floor	28.9	311
TOTAL	86.5	931

SALE PRICE

Offers in the region of £195,000

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £14,250 from 1st April 2026.

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

EPC

The property has an EPC rating of D (91). A full copy of the report can be made available upon request.

88 Chorley New Road BOLTON BL1 4DH		Energy rating D
Valid until 22 July 2036	Certificate number 2788-6675-6001-6798-5140	

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

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

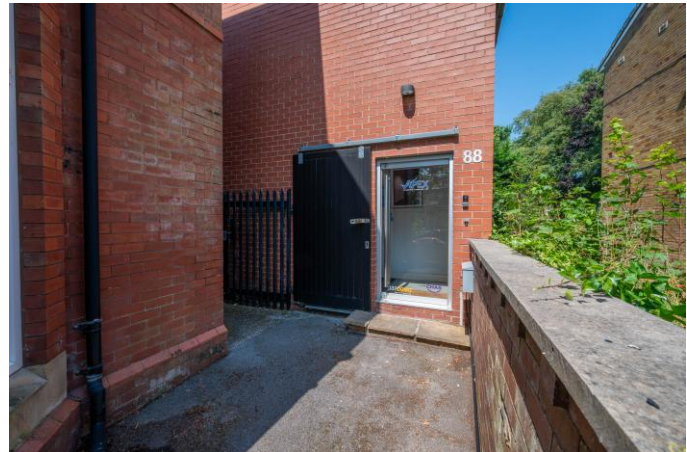
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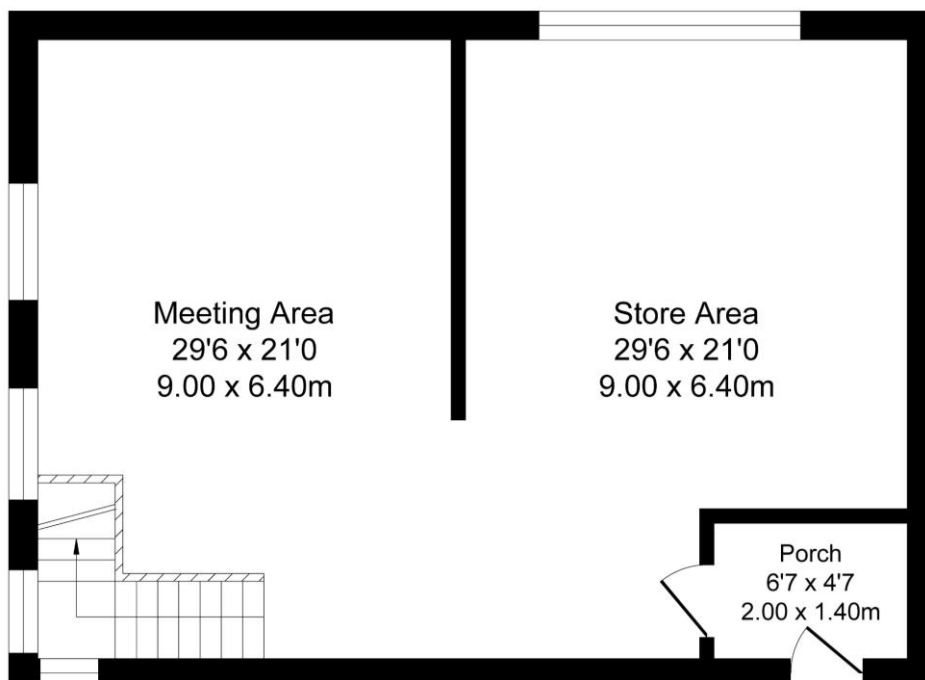
179 Chorley New Road

Bolton

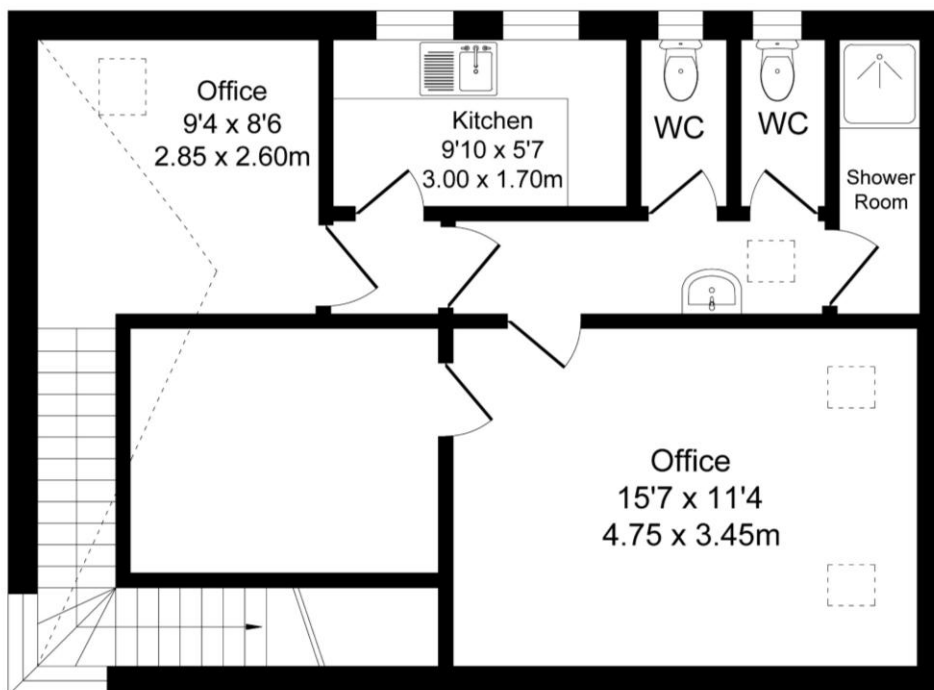
BL1 4QZ







Ground Floor



First Floor