

FOR SALE

INVESTMENT PROPERTY WITH RETAIL UNIT
& FLAT TO FIRST FLOOR

APPROX 102.7 SQ M (1,105 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

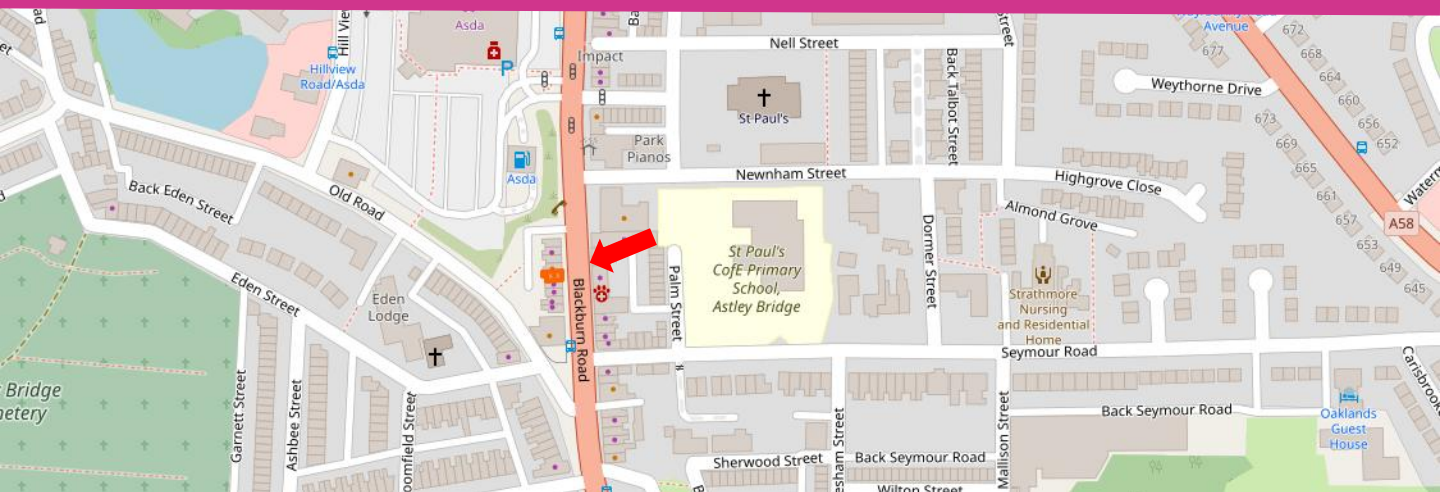


465 BLACKBURN ROAD
BOLTON
BL1 8NN

OFFERS IN THE
REGION OF

£145,000

- 1 bedroom flat to first floor and retail premises to ground floor
- Prominent position fronting busy main road
- Located in a popular and busy out of town location
- Great mixed use investment opportunity
- Residential tenant in situ with ground floor vacant
- Offers in the region of £145,000



LOCATION

The subject property sits prominently fronting the northern side of Blackburn Road (A666), close to its junction with Old Road and Seymour Road and is situated within a mixed use commercial and residential area of Bolton. The property is surrounded by a number of local independent retailers such as Newsagents, Takeaways, Florists and pubs with Asda Superstore located just a short walk away.

The property provides for excellent road access to the M61 National Motorway Network via the A666 Blackburn Road and St Peters Way.

DESCRIPTION

The subject property comprises a ground floor single fronted retail premises of traditional masonry construction, set beneath a pitched slate roof covering, with outrigger to the rear. The rear yard provides for shared access with the Tenant currently occupying the first floor flat. The toilet facility is located within the rear yard.

The property is accessed via a single timber pedestrian doorway set within the single display frontage.

Internally, the property is currently configured for a retail area to the front of the property, with additional rooms to the rear of the property.

The property benefits from a manual shutter to the display window and access door.

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 (Retail)	42.5	457
First Floor (Flat)	40.0	431
Second Floor (Bedroom)	20.2	217
TOTAL	102.7	1,105

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SALE PRICE

Offers in the region of £145,000.

OCCUPATIONAL LEASES

The flat is currently let on a 12-month agreement commencing 18th April 2026, achieving a current rent of £300pcm, with clear potential for future rental growth.

The ground floor retail space is currently vacant.

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 £5,900 from 1st April 2026. Tenants 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.

EPC

Energy Rating: C (67)

Date of Certificate: 8th September 2026

A full copy of the EPC and 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.

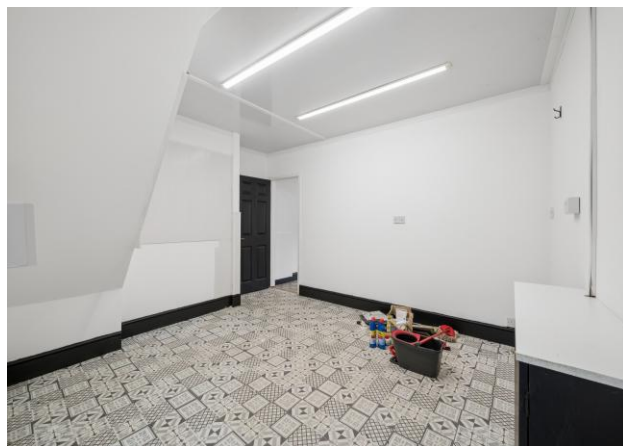
Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

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







FLOOR PLAN

Blackburn Road, Bolton

Total Approx. Floor Area 1105 Sq.ft. (102.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

