

FOR SALE

**SELF-CONTAINED OFFICE BUILDING
WITH ON SITE CAR PARKING
1,682 SQ FT (156.40 SQ M)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

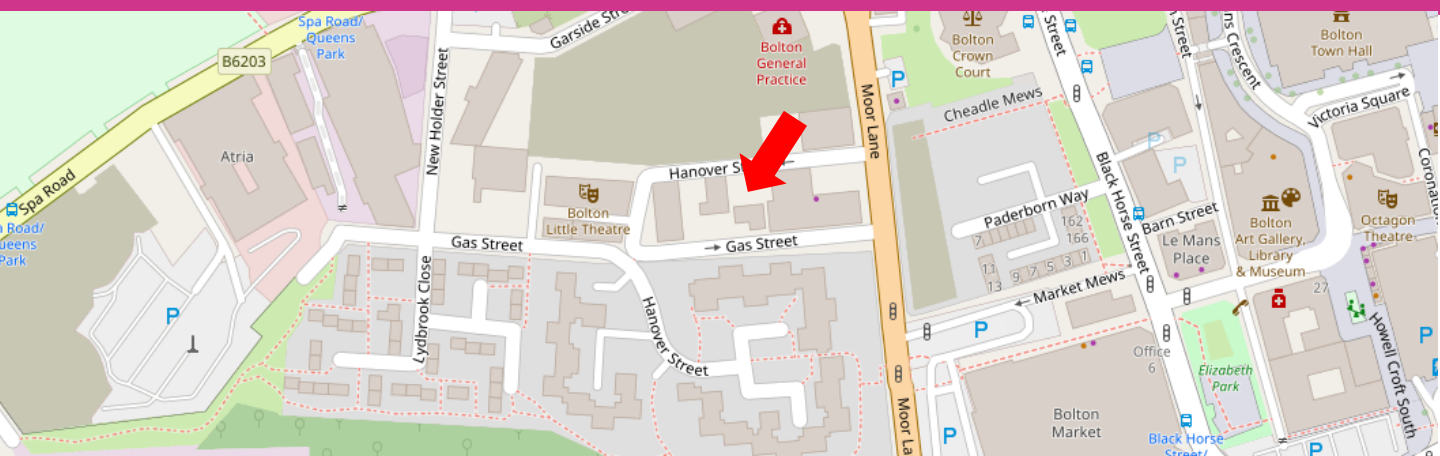


**SAMANTHA HOUSE
GAS STREET
BOLTON
BL1 4TQ**

**OFFERS IN THE
REGION OF**

£300,000

- Well presented offices
- Circa 20 parking spaces
- Edge of Town Centre location
- Mix of open plan and cellular offices
- Kitchen & WC facilities
- £300,000 No VAT charged



LOCATION

The subject property is located upon Gas Street, on the fringes of Bolton town centre and benefits from good transport links. The town centre retail district is within a 5-minute walking distance.

DESCRIPTION

The subject property is a two-storey property constructed of a traditional brick-built construction set beneath a pitched slate roof covering.

Internally the property is presented to a reasonable standard. The ground floor level consists of a reception area, majority cellular offices along with a kitchen and separate male, female and disabled WC facilities.

At first floor level the property consists of 3 cellular offices and one open plan office/meeting room with velux windows to each room.

The property is lit by a mixture of spot and strip lights throughout and benefit from a gas central heating system. There is a rear car park that is accessed Via Hanover Street.

ACCOMMODATION

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

Description	SQ M	SQ FT
Ground Floor	96.10	1,034
First Floor	60.30	648
TOTAL	156.40	1,682
TOTAL SITE AREA	0.065 ha	0.159 acres

SALE PRICE

Offers in the region of £300,000

SERVICES

The mains services connected to the property include water, gas, 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.

TENURE

The building is held under Freehold Title Number GM810758, with the car park to the rear held separately under Leasehold Title Number MAN82894. The car park is held under a long lease for a term of 127 years from 16 March 2007.

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 £21,500 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 C (64). 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.

VIEWING

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

Telephone: 01204 522275

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
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Main Office



First Floor Office



First Floor Office



Reception/Entrance Lobby



Kitchen



Ground Floor Office



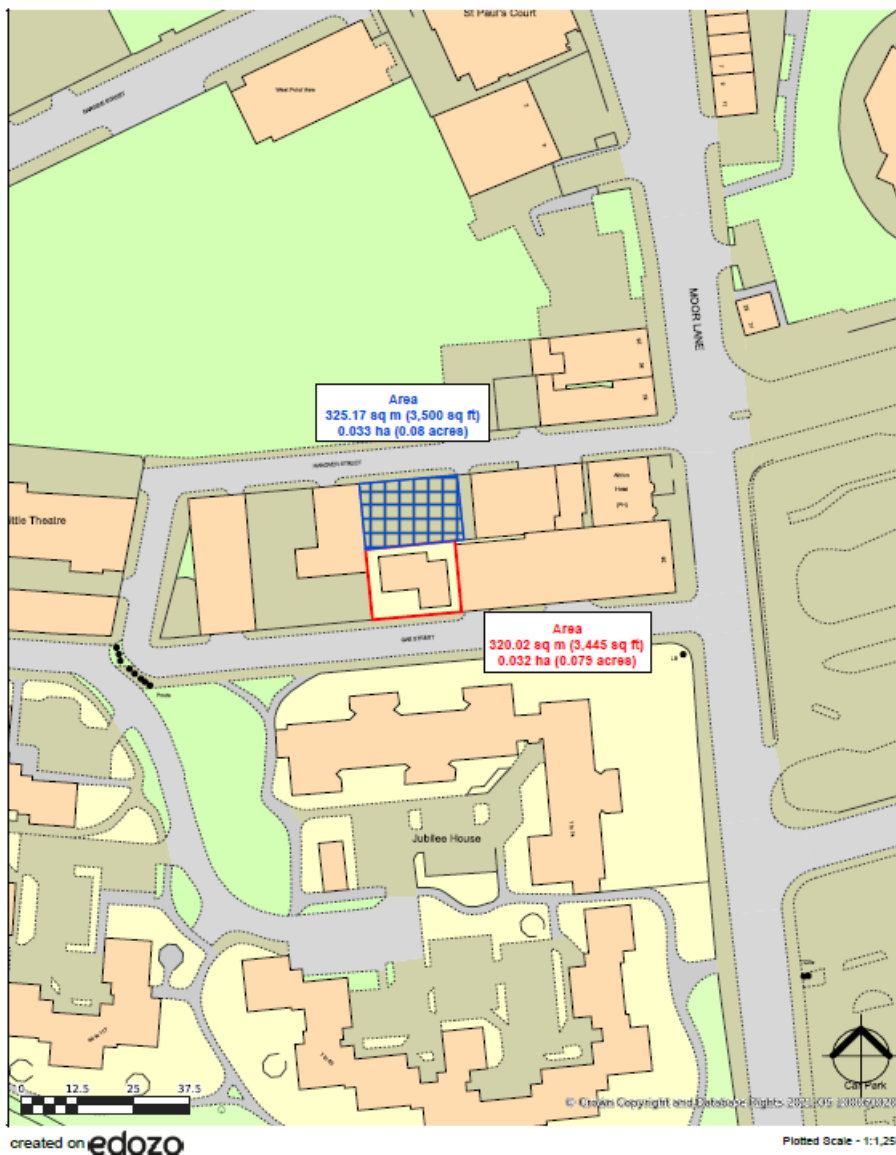
Pedestrian Walkway



Rear Car Park



Layton House, 13-15 Hanover Street/Gas Street, Bolton,
BL1 4TQ



Site Plan - For Illustrative Purposes Only

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract