



For Sale - Development with planning consent for Four, 1 bed apartments

172 St. Georges Road, Bolton, Lancashire, BL1 2NZ

1,213 ft² (112.69 m²)

- Prominent Building with planning consent for four, 1 bed self contained apartments
- Close to the professional area of Chorley New Road
- Short distance to Bolton Town Centre
- Great transport links
- Small development opportunity



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Description

The subject property has recently secured planning consent for the demolition of the existing property and construction of X 4, 1 Bed room apartments. Currently the property provides a ground floor commercial shop and upper floor accommodation with a separate entrance to the side elevation. The upper floors were previously used as a dentist and living accommodation. The total site area extends to 0.019 acres

Location

The subject property is located just off St Georges Road, which is on the outskirts of Bolton Town Centre. The immediate area provides a mixture of both residential and commercial properties, on the periphery of the town centre. The property benefits from good transport connections linking with Chorley New Road, and also Top Way, providing access to St Peters Way (A666) which ultimately provides access to the national motorway network.

Accommodation

The property provides 112.69 m² (1,213 ft²) of accommodation over ground, first and second floors on a site of 0.019 acres

Tenure

Freehold

Price

Seeking offers of £100,000 on an unconditional basis subject to contract

Planning Use

The site has been granted planning consent for the demolition of the existing building and development of a four storey building comprising of four self contained 1 bed apartments under application number 10023/20. Further information can be provided on request.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

We understand the building has the following rateable values

Ground Floor Rateable Value £3,100

First and Second Floor Rateable Value £3,350

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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