



For Sale - Mixed Use Commercial Premises

356 Chorley Old Road, Bolton, Lancashire, BL1 6AG

1,553 ft² (144.27 m²)

- Popular Retail Parade
- ERV of £17,000 per annum
- Prominent Position along Chorley Old Road
- Well appointed throughout
- Suitable for a variety of use
- Suitable for owner occupiers or investors

Description

The subject property provides an end of terrace, mixed use retail premises with an on-site car parking to the front of the property. It is situated along a popular retail parade on Chorley Old Road.

The building comprises a ground floor retail unit, with an open plan sales area, a rear storage room, kitchen and W.C. It is well appointed throughout and would require minimal investment for an ingoing occupier.

The upper floor flat has a shared entrance with the ground floor unit and provides a small entrance lobby area leading to a 1st floor two bedroom flat. There is a small Bedroom, Bathroom, Large Master Bedroom and an open plan Lounge and Kitchen area. It is well appointed throughout. Both the ground floor premises have the benefit of double glazing and gas central heating.

The Basement area is accessed via the rear of the property and provides a self-contained workshop. This is open plan, dry and has natural light coming through the rear of the property. It also has good floor to ceiling height. There is potential to recreate the internal access between the basement and ground floor retail unit, should an occupier require the units to be integrated. The Basement area also has a small W.C. located within the space.

Location

The property is located in a prominent position on Chorley Old Road and is in close proximity to a number of local amenities, including local retailers and businesses and most notably Morrison's supermarket. Chorley Old Road also has the advantage of free on road parking to the front and side of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, Chorley Old Road is situated approximately four miles away from Junction 5 of the M61 motorway, which connects with the regional and ultimately the national motorway networks.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring on a Net Internal Area basis (NIA) 144.27 m² (1,553 ft²)

Tenancies

The property has previously been fully let and there are two tenancies remainign on the proeprty. The ground floor retail premises is vacant. The basement is let at £4,000 per annum until 5thAugust 2023. The First Floor is let on an Assured Shorthold Tenancy at £450 pcm unit 3rd August 2023. The property is under rented and has an Estimated Rental Value of £17,000+ per annum when fully let.

Tenure

We understand the proeprty is held Freehold.

Price

We are seeking offers of £220,000 for the property. Subject to contract

Planning Use

Ground Floor and Basement - Use Class E

First Floor Apartment - Use Class C3

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value basement £1,025

Rateable Value ground floor £4,300

First Floor Flat - Council Tax Banding A

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
01204 221 030
info@fletchercre.co.uk

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