



## For Sale Commercial Premises

1 Lawson Street, Bolton, Lancashire, BL1 7AE

1,912 ft<sup>2</sup> (177.62 m<sup>2</sup>)

- Large commercial premises
- Potential for a variety of uses subject to planning
- Highly prominent location
- Opposite free public car park
- Located in popular and busy location of Astley Bridge
- Busy main road location close to national and local retailers

## Description

The subject property is a link detached two story commercial premises, which has been used for both storage, an office and showroom. It is of stone construction underneath a pitched slate roof. It has an electric roller shutter along the front elevation along with windows on the first floor. Both floors provide a mix of open plan and partitioned storage and office areas.

The property provides a number of opportunities for a conversion to alternative uses. It is located in a highly prominent spot and directly opposite the free public Lawson street car park.

## Location

The property is well positioned on a highly prominent position along Lawson Street, which connects to both Belmont Road and Blackburn Road, directly opposite Lawson Street Car Park. The busy (A666) Blackburn Road. It is located close to and opposite a number of national and local retailers including ASDA, Dominos Pizza and Betting Shops.

The property has good transport connections with Bolton Town Centre as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, which ultimately leads onto the national motorway network.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas 1,912 sq ft (177.62 sq m) over ground and first floors.

## Tenure

We understand the property is held freehold. We would recommend purchasers undertake their own investigations in this regard.

## Price

£199,950 subject to contract

## Planning Use

We understand the planning for the property is for B8 Storage and distribution. The property would be suitable for alternative uses. We would recommend interested parties undertake their own investigations in this regard.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

We understand only the ground floor is subject to business rates and has a Rateable Value of £3,050. The property including the first floor may be reassessed for rates if the property is redeveloped. We would recommend contacting the rates department at Bolton MBC

## Viewing

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



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