



For Sale via Informal Tender - Former Car Park

Higher Bridge Street West Car Park, Bolton, Lancashire, BL1 2HE

0.21 Acres (0.08 Hectares)

- Located on the periphery of the Town Centre
- Highly prominent site along Topp Way
- Suitable for a variety of uses
- Deadline for bids 12pm Friday 9th February 2024

Description

The subject property is a highly prominent site located on the Corner of Higher Bridge Street at the Junction of Topp Way. It is a semi rectangular shared parcel of land which was previously used as a car park. The site extends to 0.21 Acres and is relatively level and surfaced given its previous use. The car park has not been used for some period of time and is now overgrown. It is a highly prominent site on the periphery of the Town Centre. The trees and vegetation will not be able to be removed from the site until planning consent has been granted as part of any proposed development. The trees situated on the land may be subject to a TPO being placed on some of the trees, please see the plan below detailing the area which may be subject to the TPO. Further information can be provided upon request. The site provides a range of opportunities for a variety of occupiers and users.

Location

Whilst located to the West of Higher Bridge Street, The subject property is accessed via Clarence Street both off Bath Street and Palace Street and lies adjacent to the A673 Topp Way; a prominent position on the periphery of the Town Centre but close to the A666 St Peters Way. It is located close to the NCP carpark at Topp Way Duke Street and also close to the Holiday Inn off St Georges Road. It is also close to the Market Place Shopping Centre and the Croal Valley Intervention area.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the car park extends to 0.08 Hectares (0.21 Acres)

Tenure

The site is held part freehold and part good leasehold for a term of 950 years. We would recommend you seek your own legal advice and carry out your own investigations in this regard.

Planning Use

The property was previously used as a car park. The site is suitable for a variety uses. It is recommended purchasers undertake their own enquiries with Bolton Planning department. Please note the sellers are only seeking unconditional bids they will not consider bids that are subject to planning.

Price

We are seeking unconditional bids at a guide price of £90,000 - £100,000 and are not conditional on planning.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12pm on the 9th February 2024.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form. Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

VAT

VAT is not applicable

Business Rates

We understand the property was removed from the rating list. However, we advise all interested parties to undertake their own investigations in this regard.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

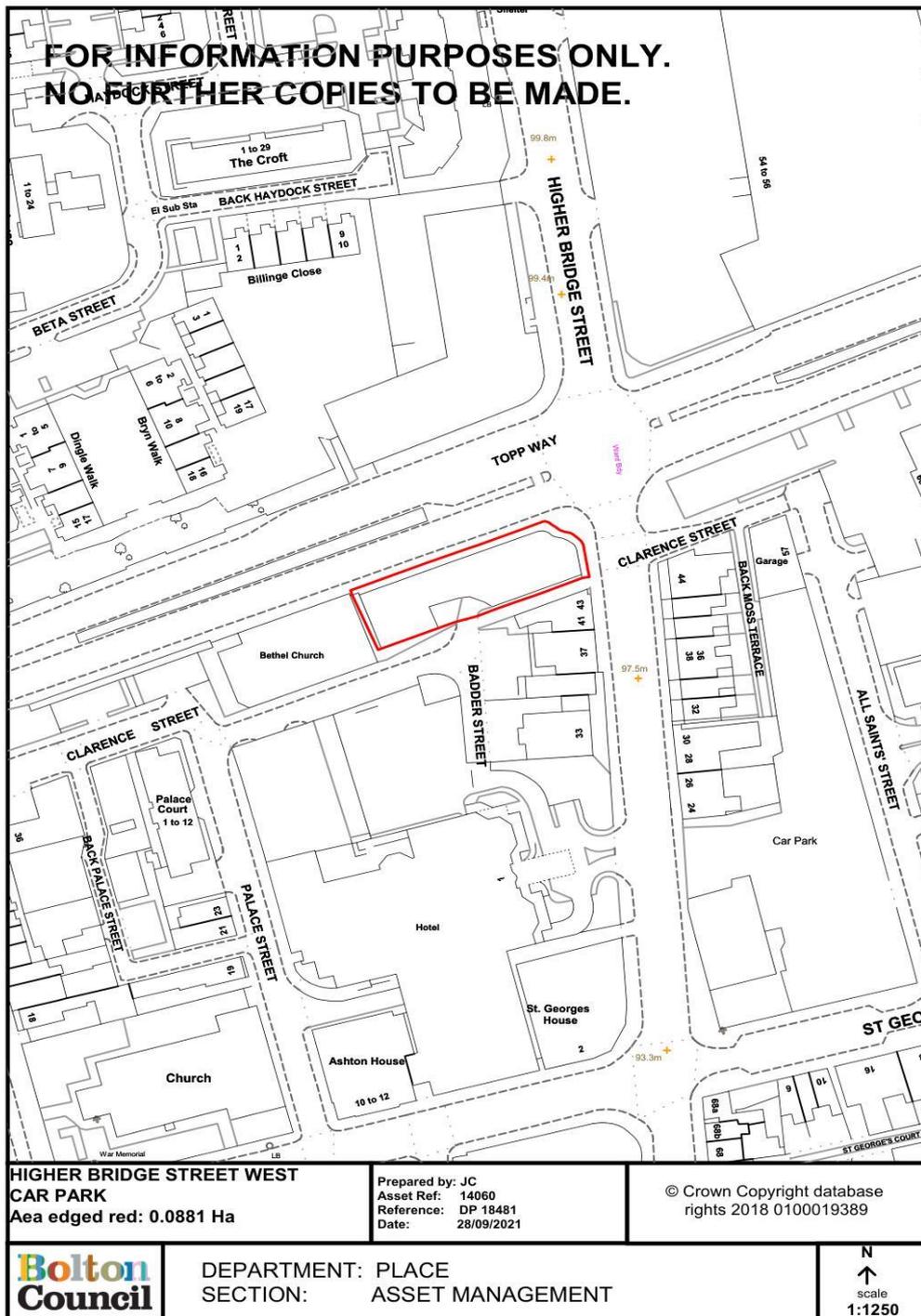
01204 221 030
info@fletchercre.co.uk

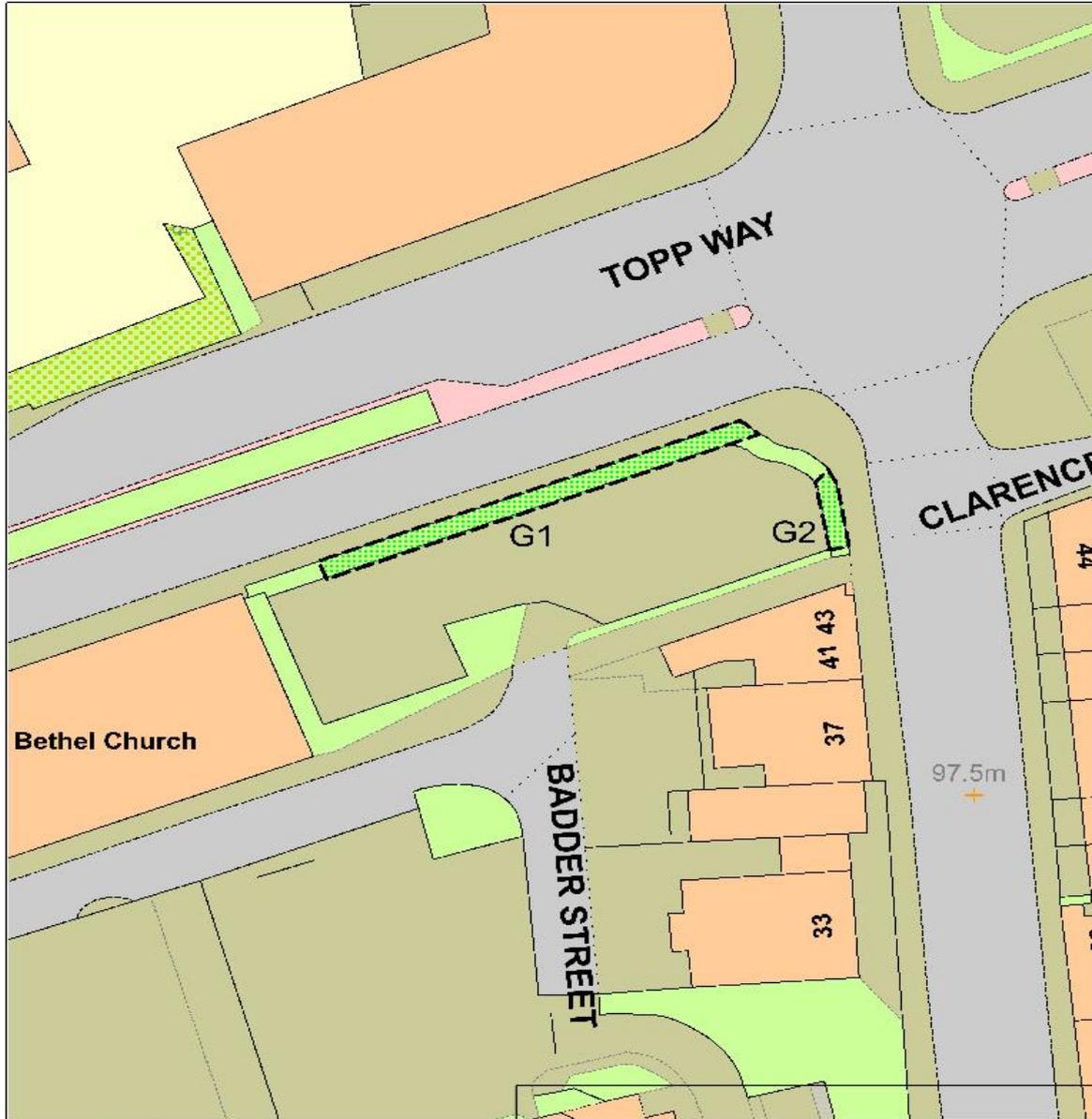
Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.











BOLTON COUNCIL
TREES AND WOODLANDS
NEIGHBOURHOOD SERVICES
ELLESMERE HOUSE

HIGHER BRIDGE STREET CAR PARK TPO

SCALE 1:500

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