



## For Sale - Retail Premises

360 Chorley Old Road, Bolton, North West, BL1 6AG

1,430 ft<sup>2</sup> (132.85 m<sup>2</sup>)

- Popular Retail Parade
- Prominent Position along Chorley Old Road
- Well appointed throughout
- Suitable for a variety of uses subject to planning permission
- Suitable for owner occupiers or investors

## Description

The subject property provides a mid-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, which has an open plan sales area, with a rear storage room and W.C. It is well appointed throughout and would require minimal investment for an ingoing occupier.

The Upper floor is used for storage and office space, there are three large rooms and has the potential to be converted to residential or office use.

The basement area is accessed via an internal stair case and does have access to the rear of the property, Here the basement is used for storage and workshop space, there is also a kitchen area. It is dry, has natural light coming through and is in a good condition for basement space. It also has good floor to ceiling height. The property has the benefit of double glazing and gas central heating throughout.

## 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 practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	512 sq ft
First Floor	478 sq ft
Basement	440 sq ft
Total	1,430 sq ft

## Tenure

Leasehold. We understand it is held on a long lease basis of 999 years, we recommend you make your own investigations in this regard.

## Price

£195,000 For Sale

## Planning Use

Use Class E - Retail. The property may suit alternative uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £10,250

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk



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