



For Sale: Commercial property

8 Bolton Road, Adlington, Chorley, Lancashire, PR6 9NA

1,216 ft² (112.97 m²)

- Suitable for a variety of uses (subject to planning)
- Central Location
- Close to existing businesses
- Well placed for access to Chorley and Bolton Town Centers and M61 Motorway

Description

An opportunity to acquire a stone built end-terrace commercial property, situated in the vibrant centre of Adlington. Formerly operating as a dental practice and benefitting from use class E planning consent. The premises offer a high degree of versatility-suitable for a wide range of commercial uses or potential conversion to multiple residential units, subject to the necessary planning approvals.

The well-proportioned accommodation is arranged over two floors. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable working environment. There is an entrance/reception area, leading to a series of private offices and treatment rooms.

Location

The property is located on Bolton Road, Adlington, close to the junction of Railway Road and is close to a mix of residential and commercial properties, including a Co-Op supermarket, Tesco Express and a variety of local shops.

Bolton Road provides access to Both Chorley and Howrich Town Centres as well as Middlebrook Retail Park and junction 6 of the M61 Motorway.

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 area, 1,216 sq ft over ground and first floors

Tenure

We understand the property is held freehold.

Price

£170,000 - Subject to Contract

Planning Use

The property is currently under Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Business Rates may be applicable subject to future uses, we would suggest interested parties contact the rates department of the local authority or the Valuation office Agency (VOA) for further information.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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