



## For Sale - Former Medical Premises suitable for a variety of uses

9A Gaskell Court , Churchgate, Bolton, Lancashire, BL1 1HU

3,645 ft<sup>2</sup> (338.62 m<sup>2</sup>)

- Former Medical Premises
- Suitable for a variety of uses
- Town Centre Location
- Situated in a courtyard setting
- To be sold with vacant possession

## Description

Accessed via a communal courtyard, the property comprises a two-story healthcare building, arranged over ground and first floor levels. The property is currently occupied by the NHS but is to be sold with vacant possession. The property is fitted out to provide a reception and waiting area together with a series of clinical consultation/treatment rooms, administrative offices, ancillary staff accommodation and storage areas.

The specification includes suspended ceilings incorporating recessed lighting, lift access between floors, disabled access provisions, male, female and accessible WC facilities, staff kitchen facilities, perimeter trunking, gas central heating and a mixture of carpet, vinyl and laminate floor coverings.

The property has been fitted out for healthcare use and offers a combination of clinical and office accommodation which could readily suit a variety of alternative uses, subject to any necessary consents, including medical, educational, training, office, community or professional service occupiers. Conversion to residential use could also be considered.

Externally, the property is positioned within a courtyard setting accessed from Churchgate.

## Location

The property is situated in Bolton Town Centre off Churchgate close to the junction at Bradshawgate and Bank Street, on the fringes of the Town Centre. This area of Bolton lies within a Conservation Area and opposite the Parish Church. It comprises a mixture of office users, including the headquarters of Spa Medica along with secondary retail occupiers. It is also close to the proposed regeneration area at Church wharf and the soon to be demolished Crompton Place Shopping Centre.

The property has good transport connections with Bolton Town Centre, with Bolton Town Centre is within walking distance of Bolton Train Station and close to the entrance to the A(666) St Peters Way which in turn links to the regional motorway network.

## 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	1,857 sq ft
First Floor	1,788 sq ft
Total	3,645 sq ft

## Tenure

We understand the property is held freehold

## Price

Seeking unconditional offers of £350,000 subject to contract

## Planning Use

Use Class E - The building may suit alternative uses subject to any necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £34,250

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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