



For Site - Large Industrial Site extending to 1.8 Acres

225 Folds Road, Bolton, Lancashire, BL1 2TW

74,960 ft² (6,963.78 m²)

- Substantial Mill Complex
- Suitable for a variety of uses
- Prominent site, with excellent access to the A(666)
- Redevelopment /refurbishment opportunity

Description

The property comprises a substantial former mill style complex, arranged over ground, first and second floors on a site extending to approximately 1.8 acres. The accommodation is predominantly of traditional brick construction beneath a mixture of pitched and flat roof coverings and has historically been adapted to provide a range of industrial, storage and workshop accommodation.

The ground floor accommodation, extending to approximately 52,000 sq. ft, has been subdivided into a number of smaller units ranging from circa 1,000 sq. ft to 3,500 sq. ft, which are capable of accommodating a variety of industrial, storage and trade counter style occupiers. The upper floors are currently utilised predominantly for storage purposes. Some parts are currently unuseable and works are required throughout the building. Externally, the property benefits from a large, surfaced yard and parking area together with additional storage land adjacent to the building.

Location

The property occupies a prominent position fronting Folds Road, approximately 1 mile northwest of Bolton Town Centre. The surrounding area comprises a mix of commercial, industrial and residential uses with a number of established trade occupiers and industrial premises nearby.

The property benefits from good access to the regional motorway network via St Peters Way (A666), providing connectivity to Junctions 3 and 4 of the M61 motorway.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Floor	GIA m ²	GIA ft ²
Ground floor	4,875	52,474
1 st Floor	1,037	11,162
2 nd Floor	1,052	11,323
Total	6,964	74,960

Tenure

We understand the majority of the site is held freehold, a small section is held on a long leasehold basis.

Price

Seeking unconditional bids of £1,950,000 subject to contract

Planning Use

Use Class E - Showroom/Industrial use

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £104,000

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
John.fletcher@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.



