



Prominent Trade Counter/Showroom premises For Sale

2 Thynne Street, Bolton, Lancashire, BL3 6BD

4,535 ft² (421.3 m²)

- Prominent Trade Counter/Showroom Premises on a 0.20-acre site
- Excellent investment/ development opportunity
- Current income £54,000 pa
- Vacant possession available
- Outline consent for 97 studio apartments

Description

The property comprises a single-storey industrial/showroom premises of traditional construction beneath a pitched roof, occupying a site extending to approximately 0.20 acres.

The property is prominently positioned on Thynne Street and benefits from good visibility and a significant level of passing vehicular traffic.

Internally, the accommodation is currently divided into a front sales and display area, with office accommodation positioned centrally within the building. The rear section provides workshop and storage accommodation, together with a mezzanine area utilised for additional/archive storage.

The sales area benefits from a suspended ceiling, whilst the workshop/warehouse accommodation includes a gas-fired blower heater and three-phase electricity. Loading access is provided by an electric roller shutter door to the front and a manually operated roller shutter door serving the rear loading area.

The property is currently occupied at a rent of £54,000 per annum under a rolling tenancy arrangement, which is subject to one month's notice.

The property is therefore available for sale either with the existing tenant in situ or with vacant possession, offering flexibility for investors, owner-occupiers and developers.

The existing planning consent also provides purchasers with the opportunity to consider the longer-term redevelopment potential of the site, subject to the terms and conditions of the consent.

Location

The subject property is situated at the corner of Thynne Street and Orlando Street which link to Manchester Road and Trinity Way and ultimately to the A666, and then to the regional motorway network. The property is in close proximity to Bolton train station, which has good links to both Manchester city centre and Blackburn and Preston. Bolton town centre is located within 10 minutes walking distance, to the North of the property. It also has the benefit of a retail park opposite consisting of a large Sainsbury's supermarket and other national retailers including Boots and Next.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and calculate the floor areas as 421.3 m (4,535 ft)

Tenure

Freehold

Price

£1,000,000 Offers Over

Planning Use

Use Class E - Showroom

Outline planning consent has been granted under Planning Application Ref. 18337/24 for the redevelopment of the site to provide a six-storey building comprising a car showroom at ground-floor level with 97 studio apartments on the upper floors.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

The property is currently assessed for business rates as follows:

Car Centre: Rateable Value £14,750

Showroom 2: Rateable Value £10,000

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE Limited.

John Fletcher

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