

MBRE

RETAIL FOR SALE



115
Chorley Old Road
Bolton
BL1 3AS

**3,185
SQ.FT**

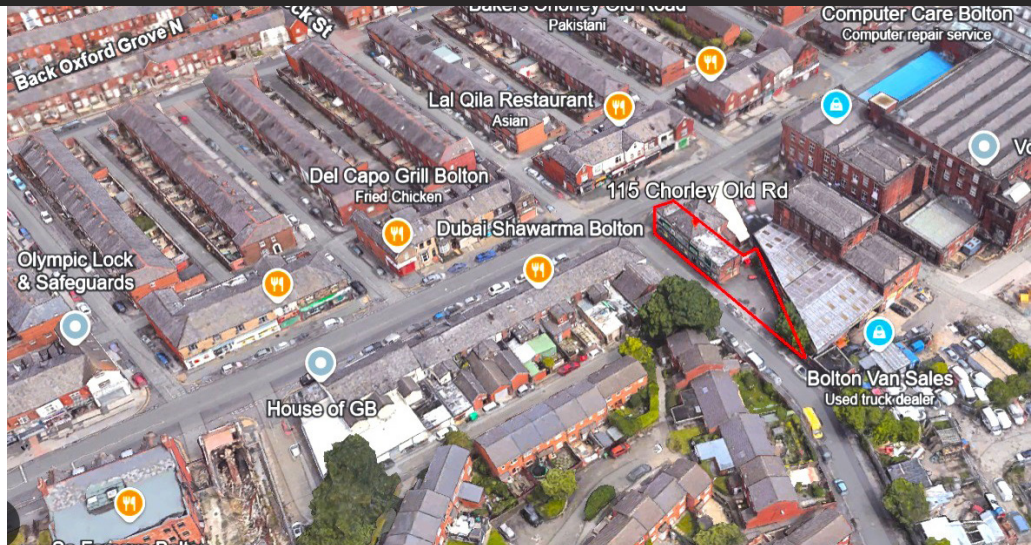


- Prominent corner retail unit with parking
- Ground, first & basement floor retail space
- Ground floor: 1,292 Sq.ft open plan sales
- First floor: 1,328 Sq.ft open plan sales
- Basement: 565 Sq.ft open plan sales
- Rateable Value: £22,500
- Freehold vacant investment opportunity
- Suitable for retail/office/redevelopment

Location

The property is located at the corner of Chorley Old Road and Marsh Fold Lane and is a short drive to Bolton town centre.

- Bolton: 1.2 miles.
- Manchester: 17 miles.
- Stockport: 22 miles.



Description/Accommodation

The property provides retail accommodation over ground, first and basement floor levels and is of traditional construction with brickwork elevations under a pitched tiled roof. To the rear is a private car park for customers/staff members.

Ground floor: 1,292 Sq.ft - 74'3" x 18'2" less stairs to first floor and less stairs to basement.

First floor: 1,328 Sq.ft - 74'3" x 18'2" less stairs to ground floor.

Basement: 565 Sq.ft overall comprising:-

Sales area: 12'4" x 12'4".

Lower sales area: 24'11" x 16'6".

Rateable Value

Rateable value: £22,500.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with BMBC - 01204 331634

Tenure

We understand that the property is Freehold.

Title Number: TBC.

Price

£335,000 SUBJECT TO CONTRACT.

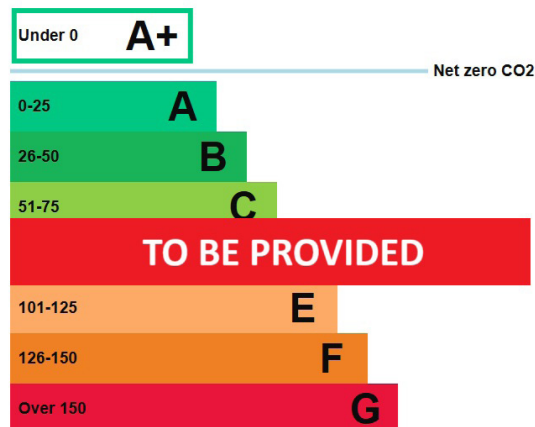
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Planning

We understand the property benefits from E use.
Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2025.