

For Sale

Redevelopment site

Sixteen.



**Edgar Street,
Bolton
BL3 6EZ**

- 2.04-acre redevelopment site
- Suitable for various uses STP
- Close to Bolton Town Centre
- Adjacent to Bolton University

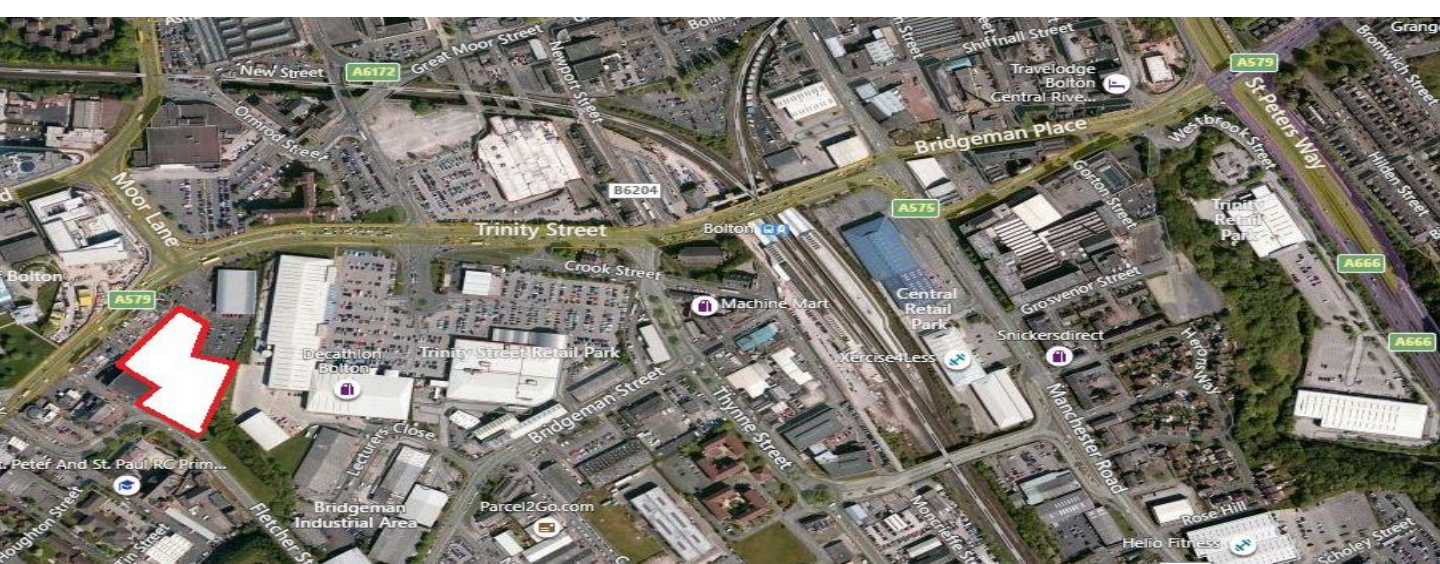
2.04 acres
(0.83 hectares)

For viewings or further information please contact:

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Edgar Street, Bolton, BL3 6EZ

Location

The site is located on Edgar Street, close to Derby Street (A579). It is close to a number of local and national retailers such as Aldi, Asda, Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property. Derby Street is a very well connected main arterial road that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway network

Description

The property sits on an irregular shaped site and includes two profile metal clad warehouse properties and a part single storey / part two storey brick-built warehouse. The main property comprises two adjoining semi-detached single storey warehouse units that are of steel portal frame construction with profile metal cladding elevations and pitched roofs. Access to each unit is via drive in loading doors, internally there is a blockwork dividing wall between each unit and the units have concrete floors and lighting. The semi-detached unit closest to Edgar Street benefits from single storey office accommodation to the front elevation. There is a separate brick-built warehouse unit which is situated across the yard area comprises a part single storey / part two storey property. The single storey part of the building has a pitched corrugated steel roof and incorporates roof lights, the two storey element of the property has a flat roof. The single storey element has a concrete floor with painted brick walls and lighting via a mixture of fluorescent and sodium lighting. There is a mezzanine storage area within the single storey section. The two storey part of the building comprises showroom, offices and storage accommodation. The specification of the offices includes carpet tiles throughout, suspended ceiling incorporating recessed lighting, male and female WC's and central heating. Externally there is a tarmac yard area between the two properties with the remainder of the site being level rough ground. The site is fully secure with fencing all round and a gated entrance from Edgar Street.

Accommodation

The units have the following Gross Internal Areas:

Accommodation	SQ FT	SQ M
Main Unit (profile metal clad)	8,137	755.92
Additional Unit (brick built)	10,662	990.50
Total	18,799	1,746.42

Site

The site is approximately 2.04 acres (0.83 hectares)

Business Rates

We understand the two units on site have been assessed as one Rateable Value assessment and have a combined rateable value of £39,000.

Tenure

We understand the property is held Freehold.

Terms / Price

The site is available to purchase, price is available upon application.

EPC

An EPC certificate is available upon request.

Additional Land

The parcel of land shown edged in blue on the aerial photo can be made available by way of separate negotiations. The site is circa 0.2 acres and is accessed via Edgar St and benefits from frontage to Derby St (A579).

Legal Costs

Each party to bear their own legal costs

VAT

All prices and rentals quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.