



Mixed Use Commercial Premise For Sale

5 Bank Street, Bank Street, Bolton, BL1 1TS

3,102 ft² (288 m²)

- Part Income producing investment
- Suitable for a variety of uses subject to planning permission
- Town Centre location
- Close proximity to the proposed Church Wharf development
- Within walking distance of The Market Hall and Crompton Place Shopping centres.



Description

This impressive period building is of traditional brick construction under a pitched slate roof and appears well appointment throughout. Internally the accommodation is spread over 5 levels in total. The ground floor, basement and first floor are utilised as commercial retail space and occupied by a picture framing business.

The second and third floors provide a duplex self contained residential apartment with separate street level access. The apartment is achieving a rental income of £7800 per annum.

The property presents significant potential with an opportunity to reconfigure the upper levels into separate apartments and retaining the ground floor commercial element, subject to relevant planning permission being granted.

Location

Positioned on one of the main thoroughfares in Bolton town centre which links with the A666 and the inner ring road, and ultimately leads to the national motorway network. The property is also within walking distance of Bolton train station that links to Manchester city centre, Blackburn, Preston and Manchester airport.

Bank street will undoubtedly benefit from the £1bn regeneration masterplan for Bolton town centre with Church Wharf identified as one of the five key areas earmarked for development. The proposals include approximately 500 new homes, a new access road as well as a pedestrian route along the River Croal.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA)

Commercial Ground – 68.7m² (739 ft²)

Commercial First Floor – 60.6m² (652 ft²)

Residential Second Floor – 56.3m² (606 ft²)

Residential Third Floor – 71.9m² (773 ft²)

Basement – 30.9m² (332 ft²)

Tenure

Assumed Freehold

Price

£295,000 – Subject to contract

Planning Use

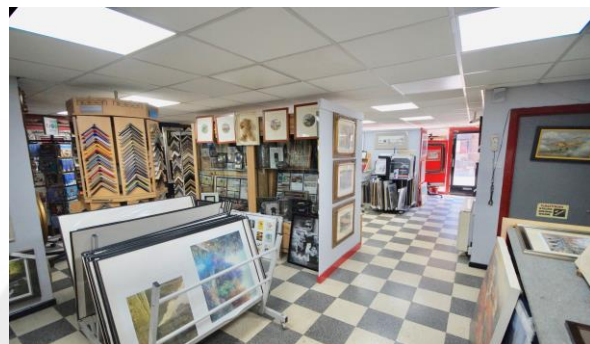
A1 Retail
Residential usage class applicable on the second and third floors.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate



Business Rates

Interested Parties are advised to verify this information direct with the Local Rating Authority

Viewing

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