

**FOR SALE/TO LET**



## **Modern Warehouse Premises Plus Large Forecourt**

531.46m<sup>2</sup> (5,721 sq ft) – Site Area Approx 0.42 acre

**466-468 Manchester Road  
Bolton  
BL3 2NU**

- Heavily trafficked, busy main road position
- May suit alternative uses (subject to planning)
- Forecourt – space for 65 cars

## LOCATION

The property is situated on the south west side of Manchester Road (B6536) close to its junction with Mayfield Avenue in Bolton, Lancashire. Bolton Town Centre is approx. 1 mile north west. Junction 2 of the M60 motorway is approx. 2 miles south east.

## GENERAL DESCRIPTION

The property comprises a modern warehouse premises with a double storey section to the front and single storey section to the rear plus a large forecourt. The warehouse is of steel portal frame construction with brick elevations beneath a pitched steel sheet roof.

Internally, the ground floor is utilised as warehouse accommodation for car MOT, servicing and repairs. The first floor comprises good quality office accommodation.

The site has an area of approx. 0.42 acres with space for 65 cars on the forecourt. The forecourt is currently utilised as a car sales pitch.

The premises may suit alternative uses on a subject to planning basis.

## ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition, the areas are as follows:-

### Ground Floor

Warehouse (inc offices) 371.41m<sup>2</sup> (3,998 sq ft)

### First Floor

Offices 160.05m<sup>2</sup> (1,723 sq ft)

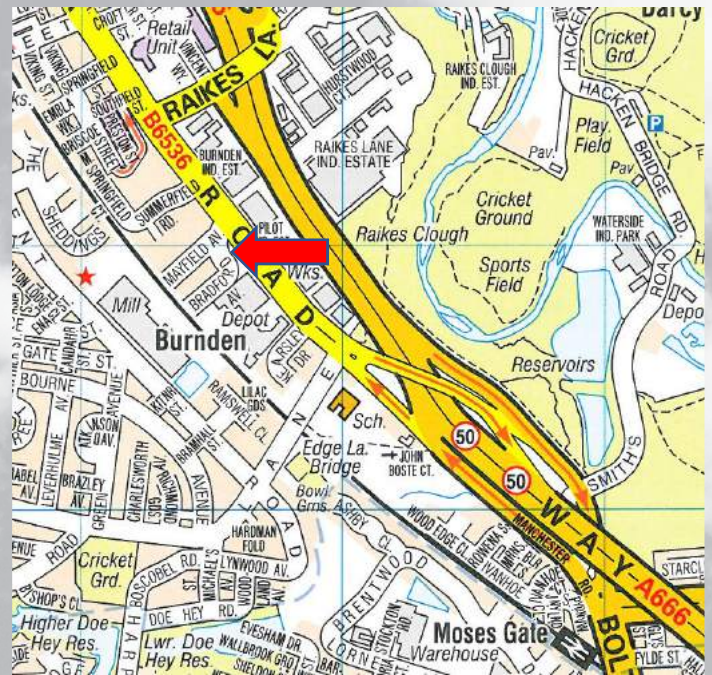
**TOTAL 531.46m<sup>2</sup> (5,721 sq ft)**

## PURCHASE PRICE

Offers in the region of £650,000.

## LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of £50,000pa.



## TENURE

The property is held long leasehold for a term of 999 years at a nominal ground rent.

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the sole agent:

W T Gunson for the attention of:

**Neale Sayle (Email:**

[neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

**Tel: 0161 833 9797**

Date of Preparation: 11/10/18 (Revised 25/9/19)

## AERIAL VIEW



For Identification Purposes Only

