

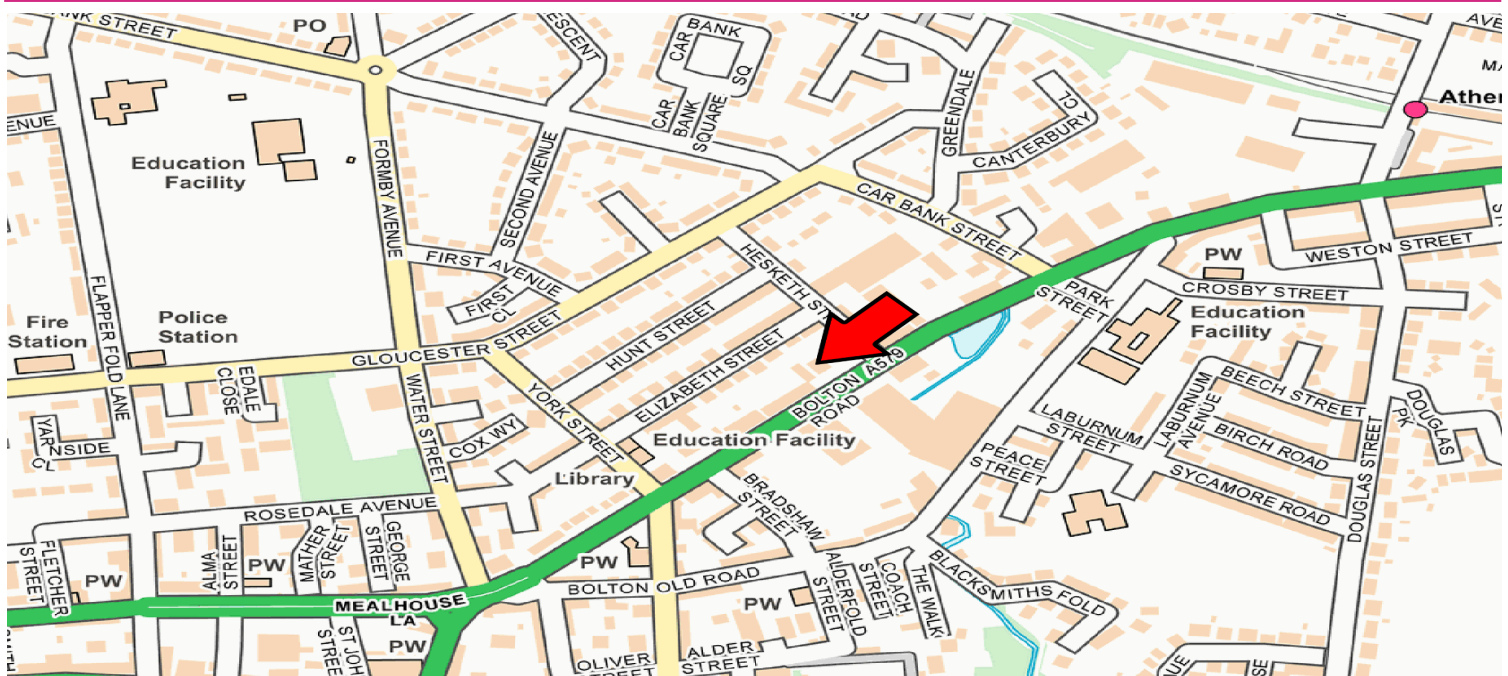


**PROMINENT INDUSTRIAL BUILDINGS WITH OFFICES,  
MEZZANINE AND SMALL YARD  
349.90 SQ M (4,251 SQ FT)**

**FOR SALE**

**SLATER HOUSE  
BOLTON ROAD  
ATHERTON  
M46 9JY**

- Detached industrial premises
- Prominent position fronting busy main road
- Small yard/car park
- Good mix of office content and warehouse
- May suit a number of uses STPP
- £185,000 exclusive



## LOCATION

Slater House is located in a prominent position fronting direct on to Bolton Road (A579) in a mixed use commercial area.

The property lies a short distance north east of Atherton town centre and within close proximity to Atherton train station, whilst Bolton town centre is approximately 4.5 miles north. The property benefits from convenient transport links to the National Motorway Network at junctions 4 and 5 of the M61.

## DESCRIPTION

Slater House comprises a substantial and detached two storey hybrid industrial and office building of traditional masonry construction set beneath a pitched cement asbestos sheet roof covering.

The property is self-contained with accommodation arranged over ground and first floor levels, together with useful mezzanine stores.

The property consists of two secure pedestrian entrances and a goods entrance to the rear. One pedestrian entrance off the main road with a reception area, accessible/disabled toilet and offices. The second pedestrian entrance via the secure car park with a reception area offices, workshop area with toilet/washroom facility, access to mezzanine floor and goods entrance.

The first floor comprises well presented offices, meeting room, kitchen and separate male and female WC's.

The warehouse areas are heated by way of a floor mounted gas warm air blower and the offices are central heated by panel radiators.

There is a private fenced and gated secure car park/yard accessed via the adjacent industrial Estate off the main road.

## ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Gross Internal Areas:

Ground floor	169.00 sq m	(1,819 sq ft)
Mezzanine	64.00 sq m	(689 sq ft)
First floor	161.90 sq m	(1,743 sq ft)
<b>Total</b>	<b>394.90 sq m</b>	<b>(4,251 sq ft)</b>

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

## ASKING PRICE

£185,000

## TENURE

Freehold.

## VAT

VAT is not applicable.

## RATES

The building is subject to a number of individual Rateable Values due to previously being multi-occupied. Further information is available at the Valuation Office Agency website: [www.voa.gov.uk](http://www.voa.gov.uk)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

## SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

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