

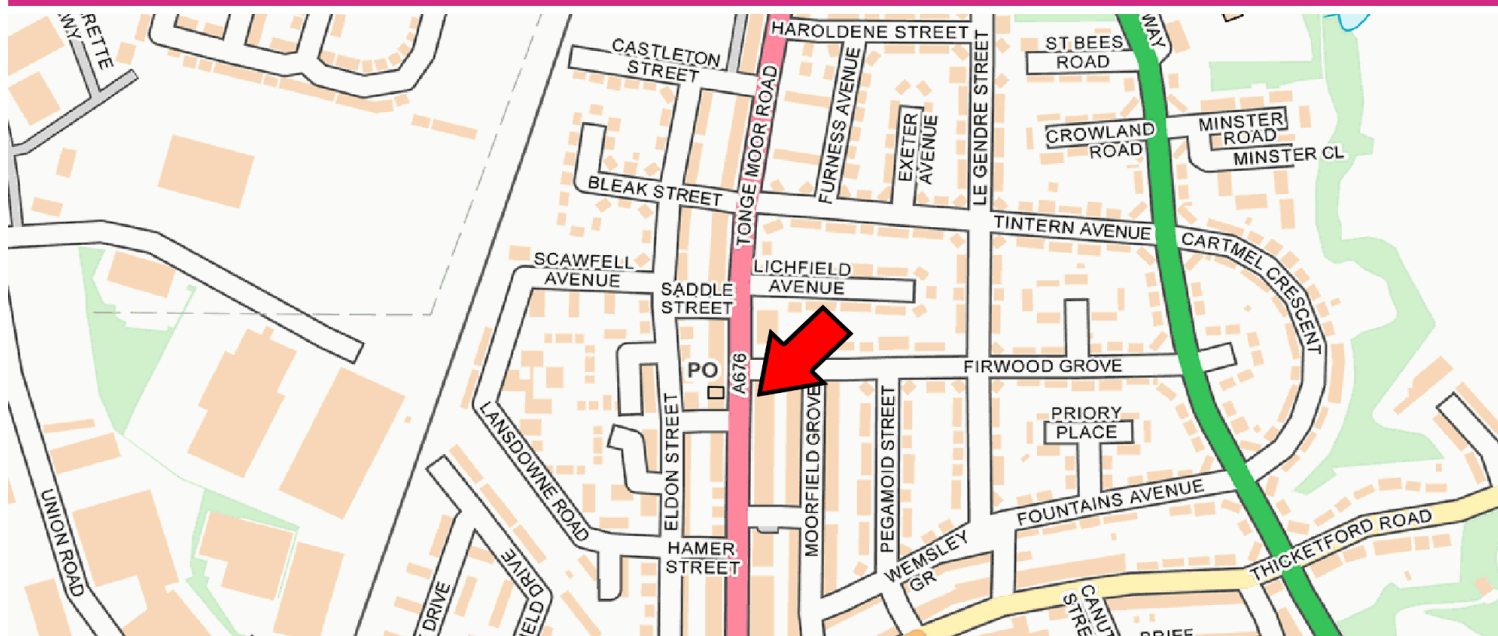


## MID TERRACE RETAIL SHOP 136.84 SQ M (1,474 SQ FT)

### FOR SALE

**226 TONGE MOOR ROAD  
BOLTON  
BL2 2HN**

- **Prominent mid terraced retail shop**
- **Located in popular mixed use area**
- **Situated nearby the Post Office, Bolton Hospice & The Co-Operative food store**
- **Arranged over ground, first, attic & basement levels**
- **Sold with vacant possession on behalf of Bolton Hospice**
- **OIRO £110,000**



## LOCATION

The property is located approximately 1.1 miles North East of Bolton Town Centre upon Tonge Moor Road, the A676, with convenient links to the A58 ring road.

The property is situated within a popular, mixed use commercial and residential area, although benefits from a position close to other retailing properties, including the Co-operative Food Store, the Post Office, Bolton Hospice and other smaller, independent retailing units.

## DESCRIPTION

The subject property comprises a prominent, pavement fronted, two storey plus basement, mid terraced retail facility, constructed with brick elevations, set beneath a pitched and slated roof covering, with subsequent two storey outrigger extension. There is a small rear yard, which has also subsequently been built upon by way of a further single storey addition beneath a flat roof covering.

Internally, the accommodation is arranged over ground, first and attic levels and as mentioned above also has a basement level. At ground floor, the property benefits from open plan sales accommodation plus stores/changing rooms at the rear, together further stores at basement level, along with a small loading facility from Back Moorfield Grove. The first floor provides for additional stores and potential for office accommodation plus WC and kitchen facilities.

The attic is basic and, at present, not fit for any form of beneficial use, save for storage of light goods. The basement accommodation is good, dry and offers further storage facilities. The property is compliant with respect to heating and electrics and has emergency lighting.

## ACCOMMODATION

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

Ground floor (including rear stores & loading bay)	66.20 sq m	(713 sq ft)
First floor	44.97 sq m	(484 sq ft)
Attic	12.15 sq m	(131 sq ft)
Basement	13.52 sq m	(146 sq ft)
<b>Total</b>	<b>136.84 sq m</b>	<b>(1,474 sq ft)</b>

## ASKING PRICE

Offers in the region of £110,000.

## VAT

VAT is not applicable.

## RATES

Rateable Value: £4,900 (2017 Rating List)

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.

Qualifying Small Businesses will however, benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

## SERVICES

The mains services connected to the property to include water, gas, 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

Telephone: 01204 522 275

Email: [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com) or [akerr@lambandswift.com](mailto:akerr@lambandswift.com)

Website: [www.lambandswift.com](http://www.lambandswift.com)

## Important Notice

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