

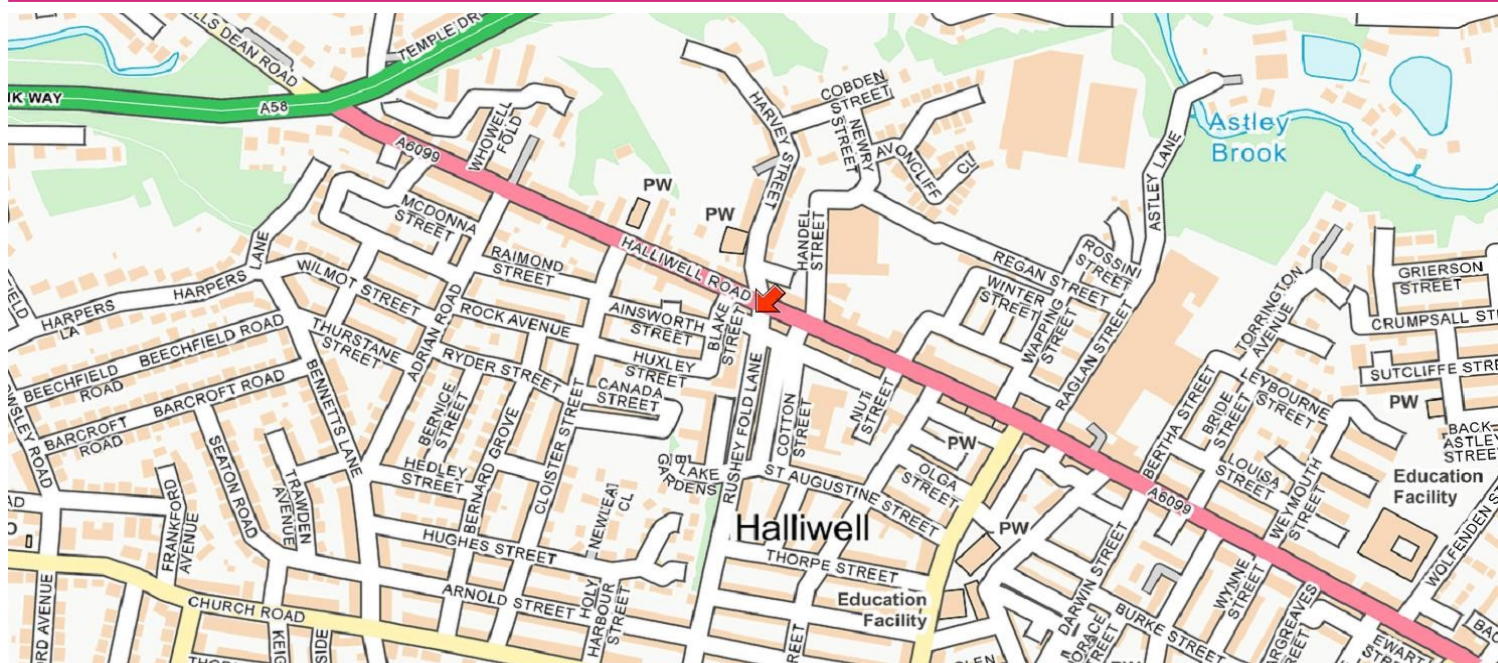


**MIXED-USE RETAIL/RESIDENTIAL PROPERTY—
PART INCOME PRODUCING
115.06 SQ M (1,239 SQ FT)**

FOR SALE

**461 HALLIWELL ROAD
BOLTON
BL1 8DB**

- ◆ Ground floor retail shop
- ◆ Currently occupied as a hair salon
- ◆ Two bed flat across first and second floors
- ◆ Prominent position fronting busy main road
- ◆ 100% rates relief for qualifying occupiers of the ground floor shop
- ◆ May suit a number of uses STPP
- ◆ Residential element let at £390 pcm



LOCATION

The subject property is located prominently fronting Halliwell Road (A6099), which is a very busy main road located off the A58 Ring Road and providing immediate access to the A666 St Peters Way, and in-turn, the National Motorway Network.

The immediate area is mixed in use with predominantly independent retailers along with several multi-national operators such as Lloyds Bank and Btfred.

DESCRIPTION

Comprising a substantial three storey property. At ground floor there is a shop, currently occupied as a hair salon extending to approximately 463 sq ft.

Internally, the shop is open plan and benefits from having a large display window, plaster painted walls and ceiling and is lit by way of spot-lighting.

There is a kitchen and separate, single WC, along with treatment room situated to the rear of the shop.

Situated at first and second floor levels, is a two bedroom flat, which is occupied by way of an Assured Shorthold Tenancy agreement, at a rent of £390pcm.

ACCOMMODATION

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

Ground floor	43.02 sq m	(463 sq ft)
First floor	38.64 sq m	(416 sq ft)
Second floor	33.40 sq m	(360 sq ft)

SALE PRICE

£100,000

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Rateable Value: £4,150 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 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.

COUNCIL TAX

Council Tax Band A. The current annual charge for the property is £1,130.67 (2018/2019)

SERVICES

The mains services connected to the property to include water, mains gas, electricity supply and 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.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

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

Contact: Andrew Kerr or Daniel Westwell

Telephone: 01204 522 275

Email: akerr@lambandswift.com or dwestwell@lambandswift.com or

Website: www.lambandswift.com

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 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.



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