



## OPEN STORAGE ON APPROXIMATELY 0.30 ACRES

### FOR SALE

**ARCH STREET  
OFF DARBISHIRE STREET  
BOLTON  
BL1 2TN**

- Secure open storage site - some site areas covered
- Planning Consent for dismantling and storage of cars and commercial vehicles
- Small portacabin office (basic condition)
- Concrete surfaced
- Conveniently located on fringes of Town Centre
- Good links to the A666 St Peters Way



## LOCATION

The subject property is located on Arch Street, between Darbshire Street and Longson Street with access gained via Slater Lane. The premises are situated in an established industrial area of Bolton close to Bolton Town Centre with convenient transport links to the A666 St Peters Way.

## DESCRIPTION

The subject premises comprises a secure open storage site totalling approximately 0.30 acres, situated in an established industrial location on the fringes of Bolton Town Centre.

The site has previously been utilised for the purpose of dismantling and storage of cars and commercial vehicles, however may suit other industrial uses STPP. The premises are concrete surfaced and some areas of the site benefit from being covered beneath the arches. There are also basic portacabin offices which are connected to all mains services.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate site area:

**\* 0.30 acres or 13,000 sq ft**

## SALE

Further information to be provided on the sale of the lease.

## VAT

VAT will be charged.

## DEPOSIT

A deposit will be required and further discussions in this respect will take place during negotiations.

## RATES

Interested parties are advised to verify the Business Rates direct with the Local Rating Authority.

## SERVICES

All mains services are connected to the portacabin offices.

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

## EPC

Not applicable.

## 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.

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## 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.



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