



For Sale Land and Buildings via informal Tender

Land And Buildings , St. Georges Road, Bolton, Lancashire, BL1 2PG

0.29 Acres (0.12 Hectares)

- Development Opportunity - Suitable for a variety of uses
- Close to the professional area of Chorley New Road
- Close to Bolton Town Centre
- Excellent Transport Links
- Tender deadline of 12pm on 15th October 2021
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Description and Accommodation

The subject site comprises to plots of land and two buildings both of which are in a poor condition providing a total site area of 0.286 acres.

- The land front St Georges Road is rectangular shaped car park extending to 0.109 acres. It has an access off St Georges Road and is tarmacked. We estimate it currently provides 20 car parking space.
- 207-209 St Georges Road - comprises two large terraced commercial premises which are currently vacant and in a poor condition throughout. We have not inspected the buildings internally but understand they provide a total of 2,283 sq ft.
- The Land at Back St Georges Road comprises a rectangular car park which slopes downwards towards Chorley Street and extends to 0.131 acres. It is surfaced with hardstanding and appears to have capacity for circa 19 vehicles although none of the spaces appear marked on the land.

Location

The subject property is located just off St Georges Road, which is on the outskirts of Bolton Town Centre. The immediate area provides a mixture of both residential and commercial properties, on the periphery of the town centre.

The property benefits from good transport connections linking with Chorley New Road, and also Top Way, providing access to St Peters Way (A666) which ultimately provides access to the national motorway network.

Price

A guide price of £150,000 – The client is seeking unconditional bids which are not conditional on securing planning consent.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12 pm on 15th October 2021.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer. The successful Purchaser will have to contribute £1,500 + VAT to the council's professional costs towards the disposal.

Tenure

We understand the sites are held on a freehold basis.

Planning Use

The client is seeking unconditional bids on the site. Whilst the site is suitable for a variety of uses interested parties will have to make their own enquiries with the relevant planning professionals or the planning department of Bolton MBC.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

207 St Georges Road Rateable Value £8,500

209 St Georges Road Rateable Value £5,000

We are not aware of both plots of land being in the rating list however, we would advise all interested parties to make their own enquiries in this regard.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221030 / 07855773792
John.fletcher@fletchercre.co.uk

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