



## For Sale - Garage Colony

**Markland Hill Garage Colony, Markland Hill, Bolton, BL1 5EY**

**0.02 Acres (0.01 Hectares)**

- Available by informal tender, deadline for bids 12pm on the 22nd October 2021
- 3 Garages in a popular residential location
- Potential to redevelop
- Located on Markland Hill

## Description

The subject garage colony provides 3 terraced garages that adjoin a residential dwelling. We understand the garages are currently occupied on license agreements and are producing an annual income of £800.

We have not inspected the premises internally, however, we understand the colony is a single storey garage of traditional brick construction underneath a pitched tiled roof. There also appears to be a parking for a single vehicle in front of each garage.

We are unsure as to the services to the garages and interested parties will need to make their own investigations in this regard.

## Location

The subject garages are located in the popular residential area on Markland Hill, Heaton. The are surrounded by residential properties on a prominent position along Markland Hill, close to the Junction of Felstead and opposite Lingmell Close. Markland Hill provide access to both Whitecroft Road and Chorley New Road.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.01 Ha (0.02 Acres)

## Tenure

Part Freehold, we understand part of the land is unregistered and interested parties are advised to seek their own legal advice prior to submitting a bid.

## Planning Use

We understand the properties are used as domestic garage. Alternative uses could be considered. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

## Business Rates

We would advise interested parties contact the VOA in relation to whether there are any rates liabilities associated with garages.

## Price

The client is seeking unconditional bids at a guide price of £20,000 - £30,000 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 12pm on the 22nd October 2021.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

## VAT

VAT is not applicable

## Viewing

Interested parties can view externally for enquiries contact the sole agent Fletcher CRE  
John Fletcher  
01204 221 030 - 07855773792  
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