

# P R GIBBS & CO

CHARTERED SURVEYORS  PROPERTY CONSULTANTS

## DEVELOPMENT OPPORTUNITY FOR SALE

154-164A Tonge Moor Road, Bolton

**Site Area: 510.4 sq m (5,493.9sqft)**



**OFFERS INVITED**

Planning Permission for Offices

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85/87 Market St, Westhoughton, BOLTON, Lancashire, BL5 3AA  
**Tel:** 01942 844100 **Fax:** 01942 844101 **Email:** info@prgibbs.co.uk

**LOCATION**

The site is located on Tonge Moor Road (A676) which is one of the main arterial routes into Bolton town centre. The site is approximately 1.5 miles from Bolton town centre. The site is situated approximately 0.5 miles from the A666, which provides excellent access to the M60 motorway and the national motorway network.

The surrounding area is predominantly occupied by retail and residential properties and the site enjoys prominent frontage to Tonge Moor Road of approximately 31m.

**DESCRIPTION**

The site comprises of four terrace retail units and a mechanics garage. Outline planning approval was granted on 11th May, 2009 (planning ref: 81950/09) by Bolton M.B.C. for demolition of the existing buildings and construction of three office units, totalling 845.5 m<sup>2</sup> (9,100.96sqft) with 14 car parking spaces.

**Accommodation**

The total site area is approximately 510.4 m<sup>2</sup> (5,494sqft).

**Tenure**

We have been advised that the property is held on a Long Leasehold for 999 years.

**Business Rates**

To be advised

**Legal Costs**

Each party to pay their own costs

**Vat**

Unless otherwise stated all figures are exclusive of any Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

**Further Information**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning Richard Pike on 01942 844100 or email richardpike@prgibbs.co.uk.

We are open from 9am to 5pm Monday to Friday.

**Free Appraisal**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.



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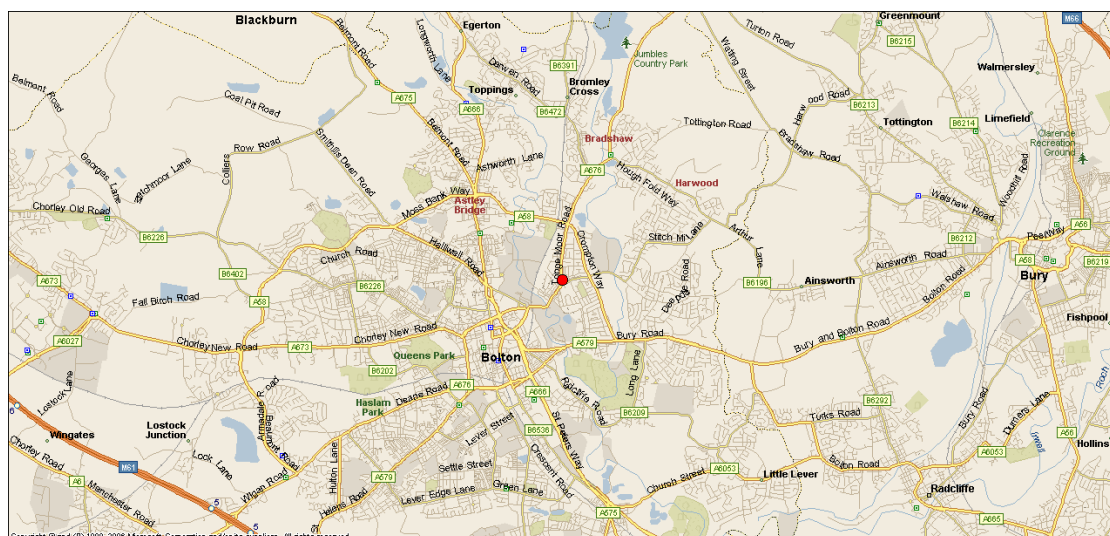
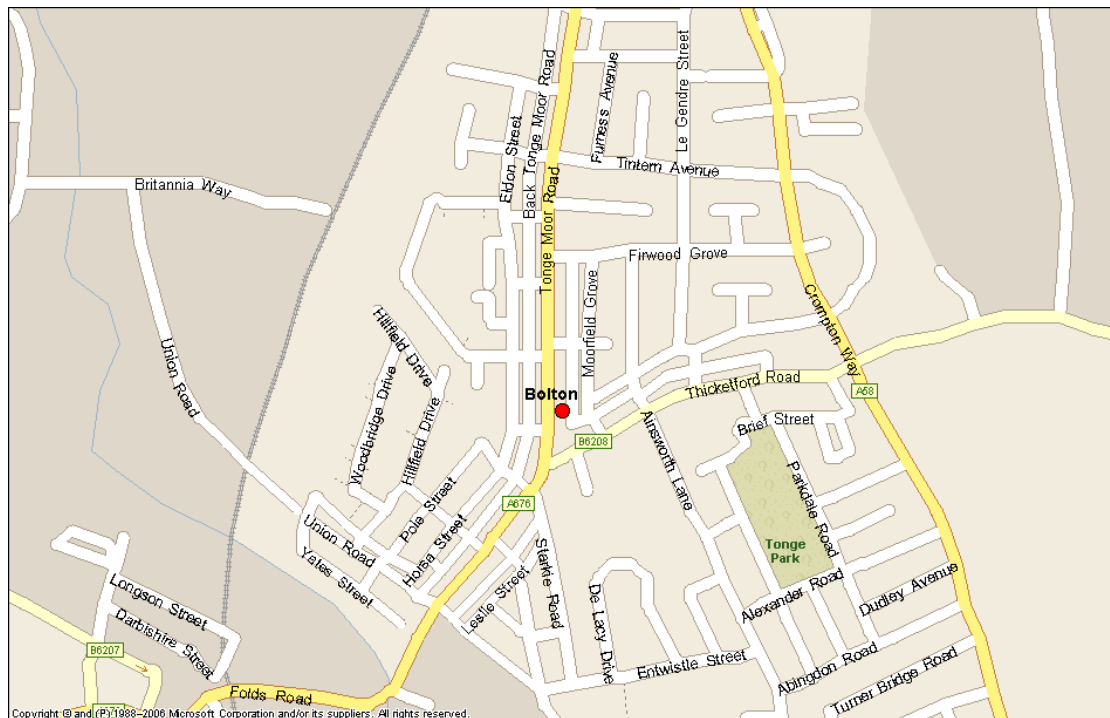
## DISCLAIMER

### IMPORTANT – Property Misdescription and or Misrepresentation

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- Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION MAPS



**Date particulars prepared: 8<sup>th</sup> June 2010**