

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

FOR SALE

GROUND FLOOR RETAIL UNIT
WITH LIVING ACCOMMODATION TO THE 1ST
FLOOR

**439-441 St Helen's Road,
BOLTON BL3 3RT**



O.I.R.O. £175,000

LOCATION

The property is located approximately 1.75 miles to the South-West of Bolton town centre and enjoys a double frontage to St. Helen's Road (A579), which is one of the main arterial routes to and from Bolton.

The property is situated in a densely populated area and is surrounded by a mixture of residential and retail properties.

DESCRIPTION

The property is a traditionally constructed two storey terraced property, with brick elevations and pitched slate covered roofs.

The ground floor is currently operated as a power tool centre, for the selling and hiring of power tools, with toilets and storage areas to the rear. The first floor comprises of 'four room' living accommodation along with a bathroom and kitchen.

ACCOMODATION

The ground floor provides a double fronted retail area of approximately 69.22 m² (745.08 ft²) with outbuildings and a WC to the rear of approximately 11 m² (118.4 ft²).

The first floor provides 4 bedroom living accommodation of approximately 69.22 m² (745.08 ft²).

TENURE

The property is believed to be held freehold, but any potential purchasers should seek their own confirmation as to the tenure.

SERVICES

It is assumed the property is connected to all main services; however none of the services have been tested, so verification would be required.

PROPOSITION

Our clients are seeking offers in the region of £175,000 for their entire interest in the property. The property is to be sold with vacant possession.

LEGAL COSTS

Each party are to bear their own legal costs.

V.A.T

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

VIEWING

By arrangement with P R GIBBS & CO
Telephone: 01942 844100 - E-mail: info@prgibbs.co.uk

APPRAISAL

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

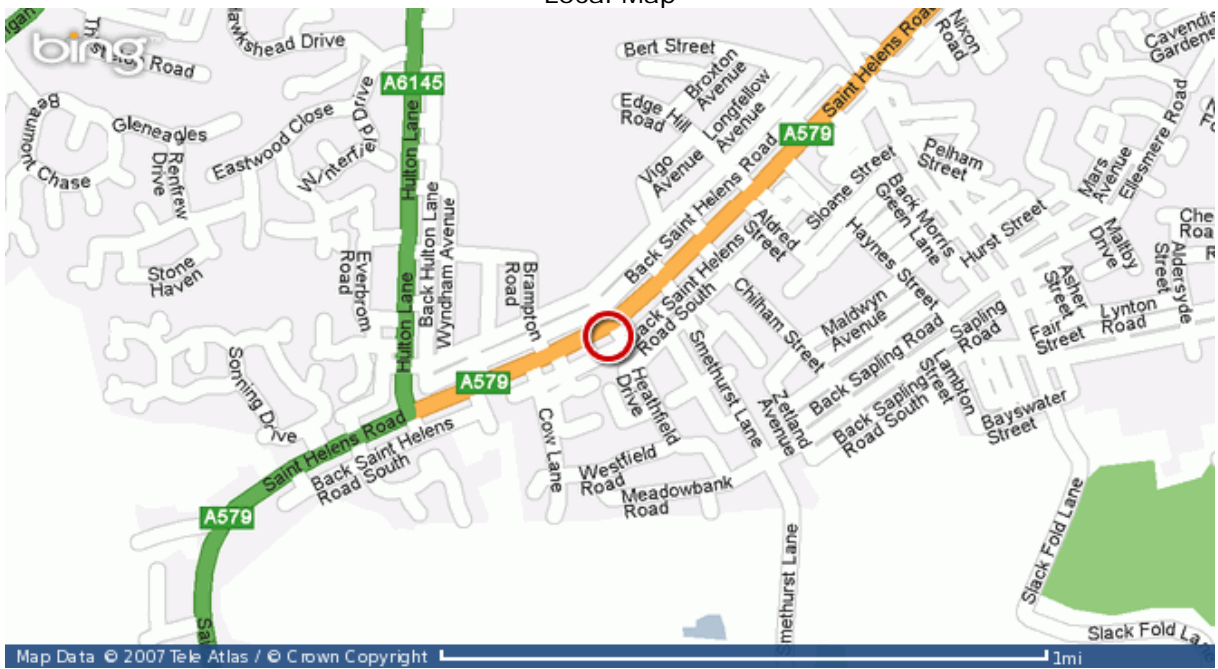
IMPORTANT – PROPERTY MISDESCRIPTION AND OR MISREPRESENTATION

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. 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;
- b. 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;
- c. 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;
- d. 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.

*These particulars were prepared on 6th October, 2010

Local Map



Regional Map

