

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

FOR SALE (MAY LET)

GROUND FLOOR RETAIL UNIT
WITH 2 FLOORS ABOVE

15 Bradshawgate, BOLTON, BL1 1EL



O.I.R.O. £300,000

LOCATION

The property is located in the town centre of Bolton, on one of the main commercial and retail links through the town. It is situated across from Crompton Place with Primark as the anchor tenant and in close proximity to the junction of Bradshawgate and the recently pedestrianised Churchgate.

Bradshawgate is subject to dense pedestrian and vehicular traffic and provides good access to the A666 and the regional motorway network and Bolton train station is approximately 0.5 miles away

DESCRIPTION

The property is a traditionally constructed three storey terraced property built well over one hundred years ago with brick elevations and pitched slate covered roofs.

The ground floor is currently operated as a hot food retail unit/take away with toilets and storage areas to the rear. The first and second floors are currently vacant, with the first floor in need of refurbishment and the second floor being in reasonable condition.

The second floor however, can only be accessed through 13 Bradshawgate and therefore some alteration work would be required to create access directly from 15 Bradshawgate.

ACCOMODATION

The property extends beyond and behind 17 and 19 Bradshawgate sitting on a site area of some 286 m².

The ground floor provides 95.5 m² (1,028 ft²) of accommodation plus toilets and a kitchen to the retail area and a further 26.9sqm (290 ft²) storage.

The first floor consists of a GIA of circa 69.5 m² (747 ft²) and the second floor approximately 56.9 m² (612 ft²).

TENURE

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

The ground and first floor are currently let, with the ground floor being utilised as a hot food take away and the first floor as storage to the takeaway business. The lease has currently expired and the tenant is holding over. Our client advises that the rent reserved in the expired lease is £18,000 per year; however we have not had sight of the lease nor documentary confirmation of the rent. It is understood that the tenant may be benefitting from a personal rent reduction concession. It is important that interested parties make proper enquiries in respect of this tenancy and rent etc. Prior to any offer to purchase.

The second floor is currently vacant.

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 £300,000 for the entire interest in the property.

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.

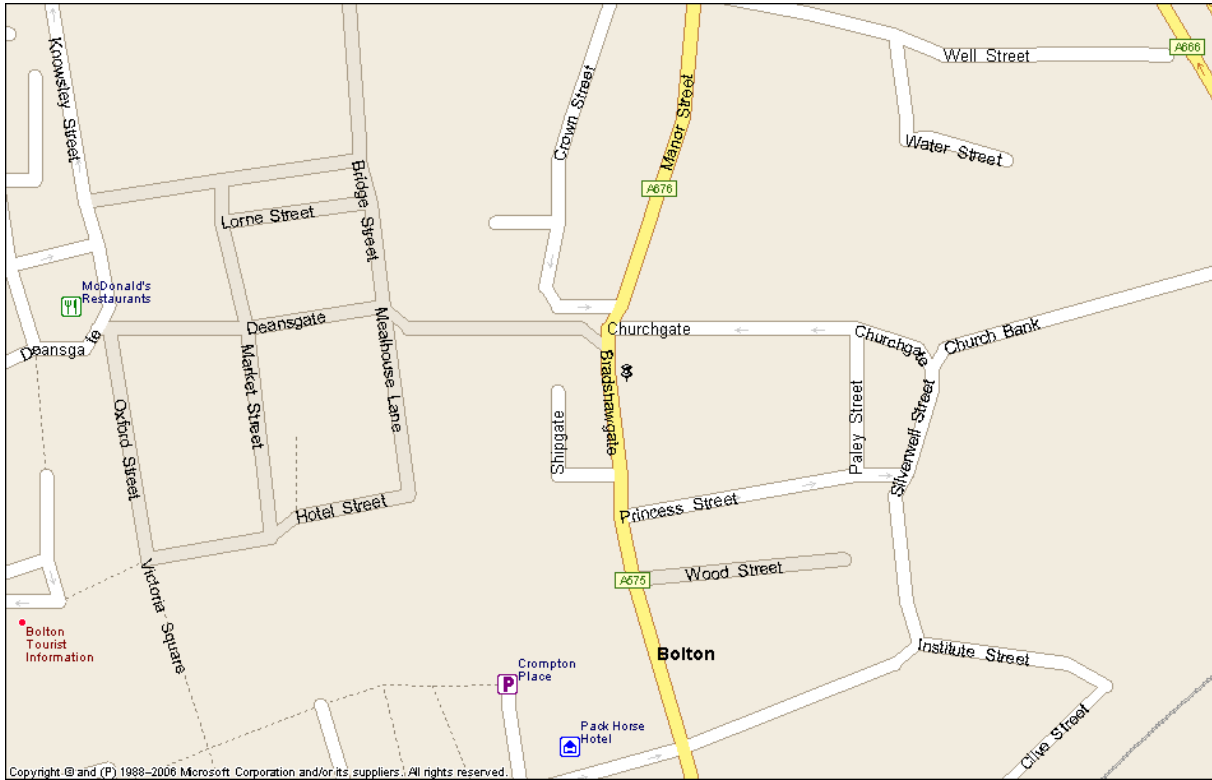
DISCLAIMER

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 modified on 23 November 2010

Local Map



Regional Map

