



FOR SALE – Retail Premises with upper floor residential accommodation

4 Station Road, Blackrod, Bolton, North West, BL6 5BN

3,196 ft² (296.91 m²)

- Prominent position along the main route through Blackrod village
- May be available with vacant possession
- Suitable for owner occupiers and investors
- Well located for access to Junction 6, M61 motorway
- Close to Horwich/Middlebrook
- On Site Parking

Description

The subject property is a detached double fronted building with a single storey extension of traditional brick construction under a pitched slate roof. Accommodation is spread over two levels with a mix of retail and residential use.

The ground floor provides three commercial open plan retail spaces along with storage space and a single shared WC facility to the rear of the property. The property benefits from manual roller shutters fitted to the front providing excellent security for a retail unit. There are around five car parking spaces directly in front of the property. Two of the units are occupied by a local florist. The property is available either with vacant possession or flexible lease terms may be agreed with the current occupier as part of a sale.

The first floor self-contained residential two-bedroom apartment benefits from a separate access via the rear with a driveway and garage. At present the property is set up as two bedroom with two lounges which can easily be set up as a three/ four bedroom property.

Location

The property is situated on Station Road which is the main route through Blackrod village, the property is a small parade of retail units surrounded by a mix of predominately residential housing.

Blackrod is located to the North West of Bolton Town Centre which is circa 6.5 miles away, 4.5 miles South West of Chorley and 1.4 miles from Horwich. Blackrod Train station which has direct service into both Bolton and Chorley is less than 1 mile away. The site is also well located for access to the M61 motorway and the retail and leisure offering at Middlebrook.

Accommodation

We have measured the building in accordance with the latest RICS code of measuring practice and have calculated the floor areas on a Net Internal Area (NIA) basis as follows: 3,196 sq ft (296.9 sq m)

Tenure

We understand the property is held on a long leasehold basis.

Price

Seeking offers of £365,000 on an unconditional basis subject to contract.

Planning Use

The ground floor is for use class E - retail use. The upper floor is a residential dwelling with separate access and parking to the rear.

We are seeking offers that are not subject to a change of use on the property.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

4 Station Road Current Rateable value £4,600

4a Station Road Current Rateable value £4,150

4b Station Road Current Rateable value £4,400

The residential dwelling on the 1st Floor is under council tax band C.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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