



For Sale - Mixed Use Commercial Premises with consent for the conversion of the upper floors

Apollo House, 102-104 Deansgate, Bolton, North West, BL1 1BD

5,755 ft² (534.64 m²)

- Rental of £15,000 per annum on the ground floor
- Development opportunity with planning for residential conversion granted
- Prominent corner position
- Close to Strategic Town Centre Development at Deansgate Gardens
- Central Location close to Town Centre Amenities

Description

The opportunity is to acquire a mixed use commercial property, with a tenant secured on the ground floor and planning consent for the conversion of the upper floors to residential apartments.

The property extends to 5,755 sq. ft over basement, ground, first, second and third (Attic) floors. Planning consent was granted at the end of 2023 for 5 apartments and a self-contained commercial unit on the ground floor. The upper floor accommodation comprises a 4, 1bed apartments and 1, 2 bed apartment, however work has yet to be started at yet on the conversion.

The ground floor is let to Cash Converters (UK) Stores Limited at an annual rental of £15,000 per annum further information regarding the lease can be provided upon request.

Location

The subject property occupies a prominent pitch along Deansgate, Bolton. Close to the new development at Deansgate Gardens and the Town Hall. Nearby retailers include, Greggs and Subway, Nationwide and EE.

It is also close to a number of key intervention areas which are currently under construction including Place First's Deansgate Gardens Development. by mid 2025 it is anticipated over 1,000 new residents will be living in the Town Centre following the completion of these developments.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Basement	1,264 sq ft
Ground Floor	1,366 sq ft
First Floor	1,342 sq ft
Second Floor	1,592 sq ft
Third Floor	191 sq ft
Total	5,755 sq ft

Tenure

We understand the property is held freehold

Price

£325,000 on an unconditional basis

Planning Use

The ground floor has planning consent for use class E and the upper floors were granted planning consent under application number 16945/23 in November 2023 for 5 apartments, 4, 1 beds and 1, 2 bed apartment. Interested parties are advised to contact Bolton Planning department for further information

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value for the whole building £19,000

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses). The rates may be reassessed and subject to change following the completion of the landlord works.

The upper floors will attract a council tax banding upon completion of the development

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
01204 221 030
info@fletchercre.co.uk

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