

Land And Buildings -
Edgar Street,
Bolton,
North West
BL3 6EZ



Large 2 Acre Industrial Site

FOR SALE

Size 26,643 ft² (2,475.13 m²)

Location



The subject site is located on the periphery in Bolton Town Centre. The site is located on Edgar Street, close to Derby Street (A579). It is close to a number of local and national retailers such as Aldi, Asda, Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property.

Derby Street is a very well connected main road that connects to both the A(666) and the M61 and M60 Motorway's being accessed within around a 15 minute drive from the subject site. Bolton Interchange can be accessed within a short walk from the property and Manchester Airport is within a 30 minute journey time.



DESCRIPTION/ ACCOMMODATION

The property sits on an irregular shaped site extending to circa 2 acres and includes two warehouse properties and a part single storey / part two storey brick-built warehouse. We understand the total accommodation on site is 26,643 sq. ft.

The main property comprises two adjoining semi-detached single storey warehouse units that are of steel portal frame construction with profile metal cladding elevations and pitched roofs.

There is a separate brick-built warehouse unit which is situated across the yard area and comprises a part single storey / part two storey property, used as a workshop and storage space.

Externally there is a tarmac yard area between the two properties with the remainder of the site being level rough ground. The total site area for this part of the lands extends to circa 1 acre of land.

Large 2 Acre Industrial Site

Land is suitable for redevelopment

Excellent Transport Links

Close to the University of Bolton



Accommodation Schedule

Warehouse inc Mezzanine areas	11,721 sq ft
Workshop inc Mezzanine areas	14,921 sq ft
Total	26,643 sq ft

SITE PHOTOS



INFORMATION

PLANNING

Use Class E Industrial Use and B8 Storage and distribution.

TENURE

Freehold.

PRICE

We are seeking unconditional offers of £1,900,000
Subject to Contract.

VAT

VAT may be charged at the prevailing rate.

BUSINESS RATES

We understand the two units on site have been assessed as one Rateable Value assessment and have a combined rateable value of £42,750.

EPC

An EPC certificate will be provided upon application.

CONTACT

For more information, please contact the agent:



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