



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**COMMERCIAL PREMISES
APPROX 108 SQ M (1,163 SQ FT)**



**510 DARWEN ROAD
BROMLEY CROSS
BOLTON
BL7 9DX**

Situation & Description

The property is situated on the east side of Darwen Road (B6472) close to the junction with Blackburn Road (A666) occupying a prominent roadside position on the northern outskirts of Bromley Cross.

Darwen Road links Bromley Cross with Egerton and provides access to Bolton town centre to the south via the A666 and A676.

The property comprises an extended two storey end terrace, which has been converted to office use with ancillary workshop accommodation, extending to approximately 108 sq m (1,163 sq ft).

The property is of stone and brick construction, incorporating PVCu windows and a roller shutter door to the rear elevation. The main roofs are pitched and slate covered, with a flat roof to the rear single storey extension.

Internally, the offices have plastered walls, suspended ceilings and carpet/laminate flooring. The property benefits from a gas fired central heating system served by a Ferroli boiler.

Accommodation

The property has been measured on a net internal basis. The approximate net internal areas are as follows:-

| Description | | Sq M | Sq Ft |
|--------------|---------------------|---------------|--------------|
| Ground Floor | Offices & Ancillary | 34.57 | 372 |
| | Workshop | 27.92 | 301 |
| Second Floor | Offices & Ancillary | 45.54 | 490 |
| TOTAL | | 108.03 | 1,163 |

Rating

The property is assessed as "Offices & Premises" at a rateable value of £4,500 (ground floor) and £3,950 (first floor) effective from 1 April 2010. The current Small Business Uniform Business Rate is 47.1p.

Planning

We understand that the property has planning consent for the existing use.

Tenure & Tenancies

Long leasehold – 999 years.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the long leasehold interest, subject to contract.

EPC

An EPC may be downloaded at www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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