



FOR SALE
VEHICLE REPAIR WORKSHOP
WITH POTENTIAL FOR ALTERNATIVE USE
APPROX 297 SQ M (3,196 SQ FT)
ON 0.12 HA (0.30 ACRES)



76 TONGE MOOR ROAD
BOLTON
BL2 2DP

Situation & Description

The property is situated on the south side of Tonge Moor Road (A676), in a prominent roadside position, next door to Matalan, on the north eastern outskirts of Bolton town centre.

The property comprises a detached vehicle repair workshop, with yard/open display, providing approximately 297 sq m (3,196 sq ft) on 0.12 ha (0.3 acres).

There are integral offices and two vehicle ramps and a rolling road installation within the workshops and there is a first floor mezzanine area, currently not utilized.

Accommodation

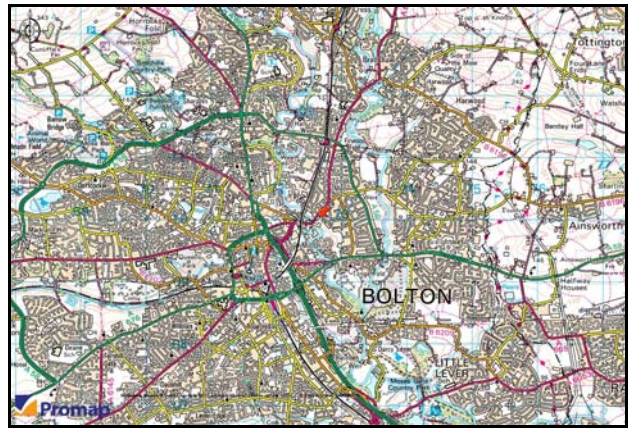
The property has been measured on a gross internal basis. The approximate gross internal areas are as follows:-

Description	Sq M	Sq Ft
Workshop & ancillary	186.03	2,002
Workshop & Offices	110.94	1,194
TOTAL	296.97	3,196



EPC

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



Rating

We understand from enquiries of the Local Authority that the property is assessed as:

“Workshop & Premises” £11,500

The current Uniform Business Rate multiplier for 2014/2015 is 48.2p.

Tenure

Freehold.

VAT

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

Terms

Offers are invited for the benefit of the Freehold interest with vacant possession.

There is also an opportunity to acquire the property as an investment, subject to a lease to Drive 2000 Safety Centers Limited.

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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