

To Let
£65,000 p.a. exclusive



Motor Dealership

7,432 SQ FT (690.43 SQ M)

📍 IVY ROAD GARAGE, IVY ROAD, BOLTON, BL1 6DJ

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Motor Trade Dealership
- Prominent corner position fronting Ivy Road and Vallets Lane
- Direct access off the B6226 Chorley Old Road
- Approximately 1 mile north of Bolton Town Centre
- Established mixed-use area with nearby Morrisons and local amenities
- Rear service yard
- Forecourt
- May suit other uses - subject to planning permission
- Close to national occupiers
- £65,000 per annum exclusive



LOCATION

The property occupies a prominent corner position fronting Ivy Road and Vallets Lane, just off the B6226 Chorley Old Road, one of Bolton's main arterial and public transport routes and is located approximately 1 mile north of Bolton Town Centre.

The surrounding area is mixed-use, comprising residential housing alongside established commercial occupiers, including a range of retail and office premises. Morrisons supermarket is situated within a short walking distance.

DESCRIPTION

The property comprises a well established motor trade dealership which has a clad roof covering and brick elevations. The dealership is well presented internally and externally and benefits from a front forecourt for display and customer parking, as well as side and rear service yard.

The property could suit other uses - subject to planning permission.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	555.36	5,978
First Floor (Storage) *Low head height	135.08	1,454*
Total	690.43	7,432

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £65,000 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £40,750, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with Bolton Council to determine the rates payable for the property.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Director

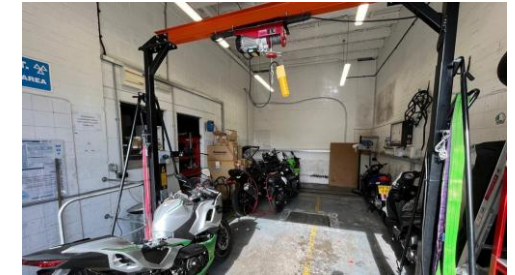
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.