

**For Sale**  
OIRO £165,000



# Well Located Shop & 2-Bed Maisonette

1,253 SQ FT (116.4 SQ M) - MAISONETTE IN NEED OF REFURBISHMENT

📍 30/30A CHURCH STREET, HORWICH, BOLTON, BL6 6AD

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Ground floor retail with self-contained 2-bed maisonette
- Well regarded mixed-use location upon the fringes of Horwich Town Centre
- Held Freehold (Title No. MAN444737)
- Ground floor let, producing £550 pcm/£6,600 (ERV of £600 pcm)
- Spacious 2 bed maisonette with separate rear access (vacant - in need of refurbishment)
- Situated on public transport route
- Approximately 1/3 of a mile from Horwich Town Centre
- Walking distance of Horwich Leisure Centre
- Offers in the Region of £165,000 exclusive



## LOCATION

The property occupies a prominent roadside position fronting Church Street (B6226), a continuation of Chorley Old Road, approximately 1/3 of a mile east of Horwich Town Centre. The location benefits from good visibility and passing traffic within an established mixed-use area.

Surrounding occupiers include a range of local amenities and commercial uses such as public houses, restaurants, cafés, hair and beauty salons, offices and residential properties, supporting regular footfall throughout the day. Horwich Parish Church and Primary School are situated directly opposite the property, while Horwich Leisure Centre is within short walking distance.

Church Street is a well-used public transport route providing regular bus services to Horwich, Bolton and surrounding areas. The property also benefits from convenient access to the wider road network, including Chorley New Road and Junction 6 of the M61 motorway.

## DESCRIPTION

The premises comprises an attractive and substantial three storey pavement fronted mid-terraced property of traditional masonry construction, set beneath a pitched and slated roof covering. The accommodation is arranged over ground, first and second floor levels and extends in total to approximately 1,250 sq ft.

At ground floor level, there is a self-contained retail unit presently let, producing an income of £550 pcm/£6,600 per annum. The accommodation includes retail/seating area with display window, plus sales counter and kitchen/preparation area at the rear. There is an external WC facility, which would benefit from being re-located into the main shop area.

The maisonette (30a) is accessed at the rear via an external steel staircase situated within the enclosed yard. The accommodation provides for 2 double bedrooms, both of which are situated at second floor level. At first floor level there is a kitchen, lounge and family bathroom incorporating a 3-piece suite. Overall, the maisonette accommodation would benefit from a full refurbishment.

Heating to the maisonette is provided via a gas combi-boiler to wall mounted panel radiators. The windows and doors are fitted in upvc with double glazed units.

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor - Shop	42.73	460
First Floor - Maisonette	39.58	426
Second Floor - Maisonette	34.09	367
<b>Total</b>	<b>116.4</b>	<b>1,253</b>

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The utilities are split and on separate supplies. The electricity meter for the maisonette is current situated in the shop.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## SALE PRICE & VAT

Offers in the Region of £165,000 exclusive.

VAT is not applicable.

## OCCUPATIONAL LEASES

The ground floor is let to Ancoats Soap Company Ltd for a term of years expiring on 30th November 2026. The rent is £550 per calendar month/£6,600 per annum exclusive (Estimated Rental Value (ERV) £600 pcm/£7,200 per annum).

The maisonette is currently vacant and in need of a full refurbishment. Assuming refurbished, we would anticipate an ERV of £750-£800 per calendar month (dependent upon specification) in this location.

## LEGAL COSTS

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

## BUSINESS RATES/COUNCIL TAX

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,850, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers - Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).**

The residential maisonette is accessed as a Band A property and we understand will pay an annual Council Tax Charge for the 2026/2027 financial year of £1,621.86.

The Tenants are responsible for payment of Business Rates and/or Council Tax charges attributable to the property.

## EPC

The ground floor commercial element has a current Energy Efficiency Rating of D(87). The certificate is valid until 9th September 2031. The maisonette has a current Energy Efficiency Rating of D(56). The certificate is valid until 19th February 2034.

## 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.

### Daniel Westwell | Director

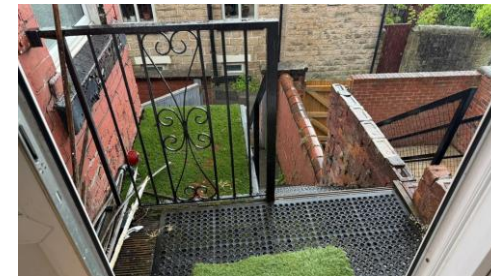
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