Prominent Mid-Terraced Retail/Office Premises

1,250 SQ FT (116.12 SQ M)

425 CHORLEY OLD ROAD, BOLTON, BL1 6AH

TW
Turner Westwell
Commercial Agents

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KEY FEATURES

- Deceptively spacious mid-terraced retail/office premises
- Prominent position fronting Chorley Old Road (B6226)
- Established commercial and residential location
- Approximately 1,250 sq ft (116.10 sq m) NIA
- Arranged over ground, first and second/attic floors
- Good condition throughout
- Flexible accommodation suitable for a variety of uses
- Established local amenities and commercial occupiers nearby
- Excellent public transport links towards Bolton, Horwich and Chorley
- 100% Business Rates Relief for qualifying occupiers
- Rental £10,800 per annum/£900 per calendar month exclusive

LOCATION

The property occupies a prominent position on Chorley Old Road (B6226), a well-established commercial and residential location approximately 2km north-west of Bolton town centre. Chorley Old Road is a busy public transport route providing direct connections into Bolton and onwards towards Horwich, Adlington and Chorley.

The surrounding area is densely populated and benefits from a good mix of established commercial occupiers, local businesses and everyday amenities, providing a strong catchment for a variety of retail, office and service-based businesses.

DESCRIPTION

The property comprises a deceptively spacious mid-terraced commercial premises arranged over ground, first and second/attic floors, together with a rear extension. The accommodation is presented in good condition throughout and was previously occupied on a long-term basis as a cake shop/bakery, with the accommodation providing a combination of retail/food prep, office, storage and ancillary space. Prior uses have included an estate agents office and historically, a funeral parlour.

The accommodation is considered suitable for a range of commercial uses, including retail, office and professional services, together with certain personal care and wellbeing uses, subject to the relevant planning, licensing and other statutory consents.

The property provides for a small kitchen and WC facility at ground floor level, together with a further WC at first floor level. There is extensive storage accommodation to the rear at ground floor level.

On-street parking is available immediately outside the property and along the adjacent Endon Street.

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Heating is provided by wall mounted electric panel heaters (there is no gas). Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

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ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor (Retail, Office & Stores)	69.68	750
First Floor (Office & Ancillary)	36.32	391
Second Floor (Attic & Storage)	10.13	109
Total	**116.12**	**1,250**

LEASE TERMS & RENTAL

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

Rental £10,800 per annum/£900 per calendar month exclusive.

VAT

VAT is not applicable.

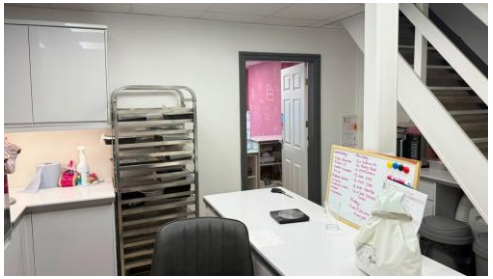
BUSINESS RATES

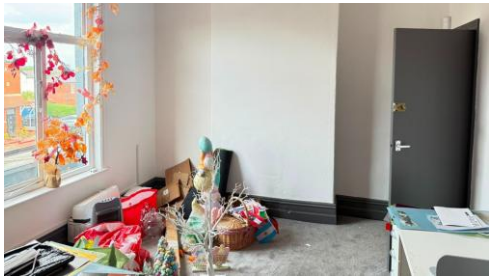
Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,300, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

EPC

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





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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.

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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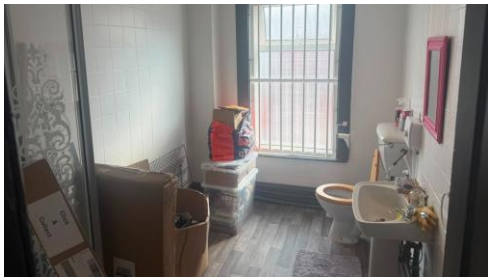

Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute 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.*

RICS

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.