

For Sale
DUE TO RELOCATION



Freehold Character Stone-Built Office Premises

1,681 SQ FT (156.16 SQ M) - SOLD WITH VACANT POSSESSION

📍 THE OLD BANK, 116-118 BRADSHAW BROW, BOLTON, BL2 3DD

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent position fronting Bradshaw Brow (A676) at the junction with Turton Road
- Approximately 1.9 miles from Bolton Town Centre and 0.3 miles from Harwood Precinct, with occupiers including Morrisons, Timpsons and Harwood Library
- Strong links to Bradshaw, Harwood, Egerton and Bromley Cross, with a variety of nearby amenities
- Flexible layout with a mix of open-plan workspace and private offices
- Impressive lower ground floor training/boardroom with doors to private garden/patio
- Excellent signage/advertising opportunity on the gable
- May suit a range of uses - subject to planning permission
- 100% Business Rates Relief (for qualifying occupiers)
- Held Freehold under Title Number GM674588
- Sold with Vacant Possession (due to relocation)
- Offers in the Region of £250,000 exclusive



LOCATION

The subject property is located prominently fronting Bradshaw Brow (A676), at the traffic light junction with Turton Road and opposite Jethro Street. The immediate area is a mixed use location, with nearby occupiers including a restaurant, takeaway, hair studio and convenience store. Cannon Slade High School is situated opposite, whilst Bolton Town Centre is approximately 3km south west of the property.

Harwood Precinct is approximately 0.5km north-west of the property, with occupiers such as Morrisons Supermarket, Timpsons and Harwood Library.

The property has close links to Bolton Town Centre and suburban areas, including Bradshaw, Harwood, Egerton and Bromley Cross.

DESCRIPTION

The Old Bank is an attractive former banking hall, refurbished to provide high-quality, self-contained office accommodation extending to approximately 1,681 sq ft over ground, first and lower ground floors.

The stone-built end-terrace property offers a flexible mix of open-plan and private offices, storage areas and an impressive lower ground floor training/boardroom with patio doors opening onto a private, south-east facing enclosed garden/patio.

Facilities include male and female WCs at ground floor, a first floor kitchenette and an additional kitchen and WC at lower ground level. The building benefits from predominantly UPVC double glazing and gas central heating.

Externally, there is a paved rear patio/garden.

There are excellent advertising/signage opportunities on the gable end of the property with high-visibility from the traffic light junction.

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.

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
Lower Ground Floor	36.6	394
Ground Floor	53.51	576
First Floor	66.05	711
Total	156.16	1,681

Floor plans for the property are located below.

TITLE/TENURE

The property is held Freehold under Title Number GM674588.

SALE PRICE

Offers in the Region of £250,000 exclusive.

VAT

VAT is not applicable.

USE

E-class - commercial, business and service. It is the responsibility of the Purchaser to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council). Interested parties are to make their own enquiries.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,500, with effect from 1st April 2026. 100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council)

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.



EPC

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

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.

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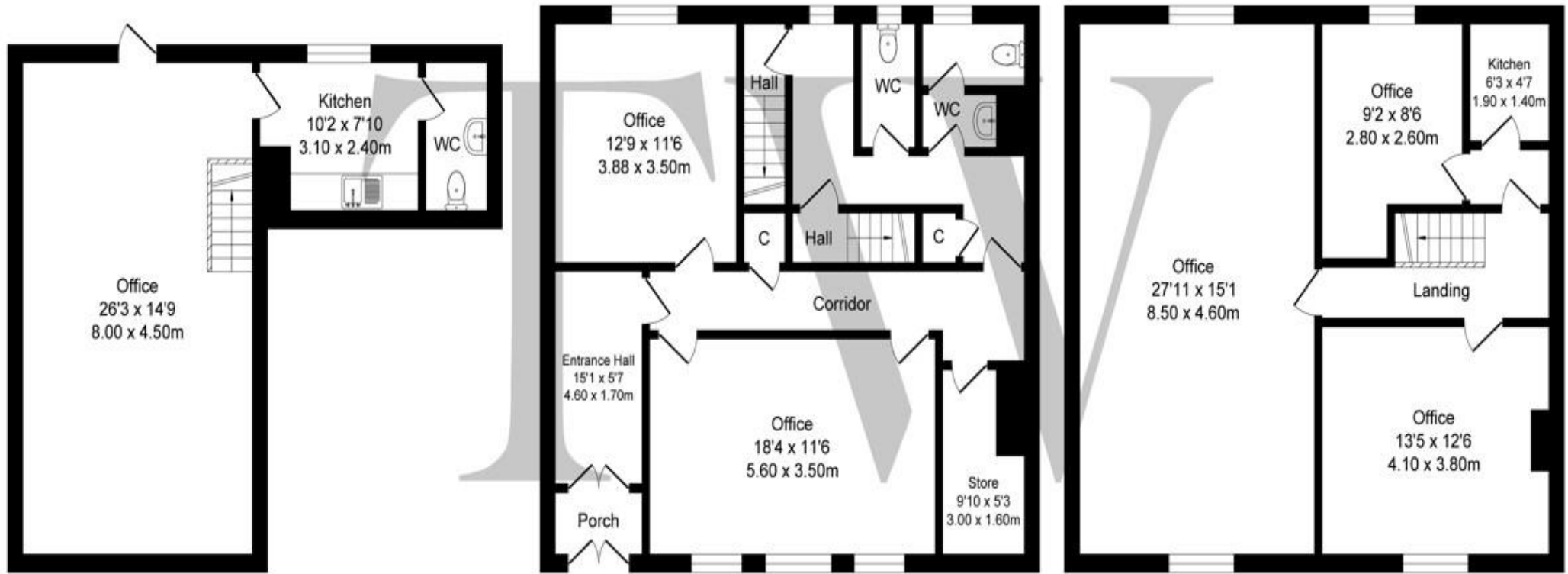


Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute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

FLOOR PLANS



Lower Ground Floor

Ground Floor

First Floor