

FOR SALE

RETAIL SHOP PREMISES

116.9 SQ M (1,256 SQ FT)

Lamb & Swift
Commercial Property

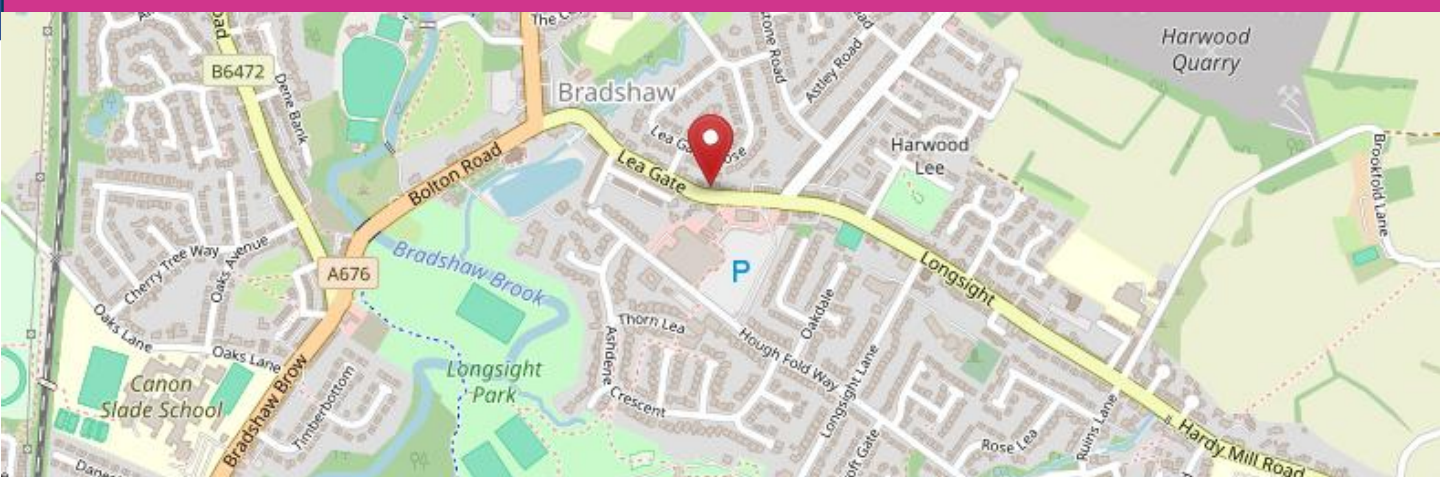
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111 LEA GATE
HARWOOD
BOLTON
BL2 4BQ

£225,000

- Excellent Trading Location within thriving local centre
- Parking at the side
- Opposite Morrisons
- Suitable for a number of uses STPP. Current use is Class E
- Garage store at the rear



LOCATION

The premise fronts the B6196 Lea Gate directly opposite the Morrisons fuel station and superstore within Harwood local centre.

Other uses close by includes John Francis Menswear, Porters Café and Wine Bar, Cohens Chemist and Bill & Co Bar.

See attached plan.

DESCRIPTION

A two-storey end of terraced Class E retail shop with a single storey store / garage at the rear and parking for 2 cars at the side.

The premises are currently trading as Walkden's Newsagents, but vacant possession will be provided upon completion of any sale.

Internally there is the main rectangular sales area with a small kitchen at the rear which in turn leads to the garage and yard externally.

At the First Floor there is a front office, rear store and WC with a further set of stairs leading to an attic area with limited head room but offering further storage.

The property is constructed of stone elevations under a pitched slated roof. The garage is concrete panelled under a pitched clad roof. To the side is a tarmac area with the ability to park 2 cars although not side by side.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor Sales	44.8	492
Kitchen	8.7	93
First Floor Sales	38.9	418
Garage	16	172
Attic Storage	8.5	91
TOTAL	116.9	1,256

SALE PRICE

£225,000

VAT

VAT is not applicable

TENURE

Long leasehold for a period of 965 years from 27/08/1887 at a rent of circa £2.50 Per annum Held under Title Number GM359940.

BUSINESS RATES

Rateable Value of the property is £8,500.

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.

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

The property has an EPC of 50(B). The certificate is valid until 7th July 2036.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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