



## For Sale Large Mill Premises with Planning consent for Residential Conversion

**Bridgeman Place Works, Salop Street, Bolton, Lancashire, BL2 1DZ**

- Planning consent granted for 54 Apartments
- Located in a key regeneration area in Bolton Town Centre the Trinity Quarter
- Close to a number large residential and mixed use regeneration projects
- Works already undertaken on the property
- Close proximity to Bolton Train Station and A(666)
- On site car parking

## Description

The opportunity is to acquire a large detached 3 storey Mill which has recently secured planning consent for 54 Apartments. A mix of mostly one and two bedroom apartments (25 two bed and 27 one bed), with 1 three bedroom apartment on the top floor.

The building currently provides 28,211 ft<sup>2</sup> of accommodation over the ground, first and second floors. The planning consent provide an additional 3rd and 4th floor to be added to the building and part of the proposed development.

The current owner has already undertaken a number of works both externally and internally including the separation from the adjoining building and the creation of a residents court yard along with new windows through out.

The property has a large yard area It also has a former Stand alone Chimney located on the site and will also provide 20 car parking spaces.

The property is located in a key regeneration area and is ideal for residential conversion given its proximity to Globe Works, the Trinity Gateway scheme and the former BMW site which has now been demolished.

## Location

The property is located in one of the key Town Centre intervention areas on Salop Street in the Trinity Quarter of Bolton Town Centre. It is close to Bradshawgate one of the main arterial routes through the centre of Bolton and within walking distance of Bolton Town Centre and many of the Town Centre Amenities.

The property is located on the edge of Bolton Town Centre, it benefits from excellent links to the A666 St peters Ways which ultimately links to the regional and national motorway network. It also have good links to the local road network. The property also is located within a 5 minute walk of Bolton Train Station.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA).The property provides 2620.8 m<sup>2</sup> (28,211 ft<sup>2</sup>) over ground, first and second floors.

## Tenure

We understand the title is held Freehold and will be split to separate the residential element from the retail and office element.

## Price

Seeking unditional offers in the region of £2,000,000

## Planning Use

The property has recently been granted planning consent for a 2 storey extension and the conversion to 54 apartments under planning application number 10992/21.

The proposal for Bridgeman Place Works, is a mixed-use development to create a landmark residential extension and refurbishment to the main building.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

As the property is undergoing reconstruction the property currently has a rateable value of nil. Please contact the rates department of Bolton MBC for further information.

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030 / 07855773792  
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