

for sale

Former Retail Premises

227.8 m² (2,452 ft²)

UNDER OFFER



BEST & FINAL OFFERS BY 12 NOON - FRIDAY 15 SEPTEMBER 2023

242-244
Ainsworth Lane
Bolton
BL2 2QJ

- Substantial Corner Property
- Former Dance School
- Established Residential Area
- Vacant Possession
- Development Opportunity

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated on the corner of Ainsworth Lane and Alexander Road, within a primarily residential area, consisting of mainly Victorian terraced housing.

The location is well connected to the local road network, just off the A58 Bury Road providing access to the A666, which ultimately leads on to the regional motorway network. Bolton Town Centre is located within 1 mile of the premises to the south west.

Description

A large two storey end of terrace corner property that was until recently a dance school and sold with vacant possession.

Previously used as a convenience store, the property comprises a large ground floor area with rear storage, w/c, staff area and loading facilities. The first floor provides an open plan room with exposed timber beams.

On street parking is available on both Ainsworth Lane and Alexander Road.

The property has development potential, subject to planning.

Accommodation

Ground Floor Front	116.6 m ²	1,255 ft ²
Ground Floor Rear	48.3 m ²	520 ft ²
First Floor	62.9 m ²	677 ft ²
Total	227.8 M²	2,452 FT²

Services

Mains electricity, water and drainage are connected.

Asking Price

£150,000 plus VAT.

Tenure

Freehold.

Status

Vacant possession.

VAT

The property is VAT registered and VAT will be applicable to the sale price.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

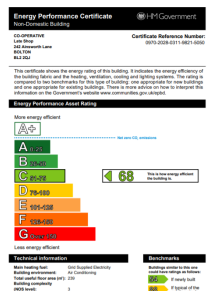
rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C-68



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

TERMS OF DISPOSAL

242-244 AINSWORTH LANE
BOLTON
BL2 2QJ

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Friday 15 September 2023**.

Please note our client is seeking offers in excess of £150,000 (We are advised that VAT is applicable to the sale price).

Your offer should be submitted in writing (email is acceptable: rbates@morganwilliams.com and hquarmby@morganwilliams.com), to this office and marked **242-244 Ainsworth Lane - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
 - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
 - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with new money laundering regulations and legislation that came into force 26th June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

E&OE

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