

FOR SALE



RogerHannah

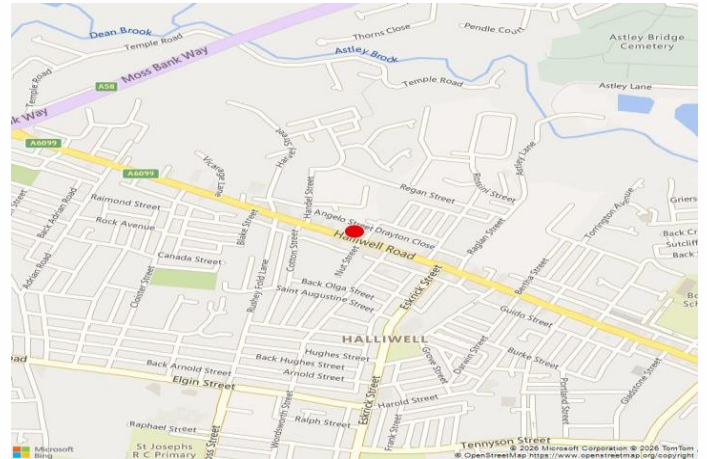


432 Halliwell Road, Bolton, Greater Manchester, BL1 8AN

Two Storey Retail Unit
1,065 Sq Ft (99 Sq M)

- Owner Occupier or SIPP Opportunity
- Vacant Possession
- 13 Miles North of Manchester City Centre
- Suitable for Various Uses (STP)





Location

The property is prominently located on Halliwell Road in Bolton (BL1 8AN), a well established and busy thoroughfare to the north west of the town centre. The area comprises a mix of residential housing, local retailers, and independent businesses, benefitting from regular footfall and passing traffic. Halliwell Road provides convenient access to Bolton town centre and is well served by local bus routes, making it an accessible and popular location for a variety of occupiers.

Description

The property comprises a two-storey retail unit with glazed frontage protected by manual security shutters. Internally, the ground floor features a sales area with additional storage to the rear, while the first floor provides office space, a kitchen, and a toilet. The property also includes a rear garden area, accessible via a rear door fitted with a security shutter.

The property will be sold with vacant possession, presenting an excellent opportunity for an owner-occupier or an investor seeking a renovation project to maximise the rental value.

Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following approximate Net internal Area (NIA):

Total: 1,065 Sq Ft / 99 Sq M

Sale Price

£165,000 exclusive.

EPC

EPC rating of B. A copy can be supplied upon request.

VAT

All terms will be subject to VAT at the prevailing rate.

Business Rates

Rateable Value: £7,700.

Applicable for small business rates relief, subject to this being your only commercial property. We advise all interested parties make their own enquiries with the local authority.

Legal Costs

Both parties are responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Tenure

999 year Long Leasehold from 23 June 1853 leaving 826 years unexpired.

A nominal ground rent is payable.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

15 April 2026