

TO LET/ MAY SELL

MOTOR DEALERSHIP BOLTON

11,494 ft² on 1 acre
Bolton Road, Farnworth
Bolton BL4 7JL

- > Purpose-built detached motor dealership
- > Prominent location with frontage to Bolton Road (A6053)
- > Ready for immediate occupation
- > Self-contained site
- > Potential for alternative uses, subject to the necessary consents



BL4 7JL



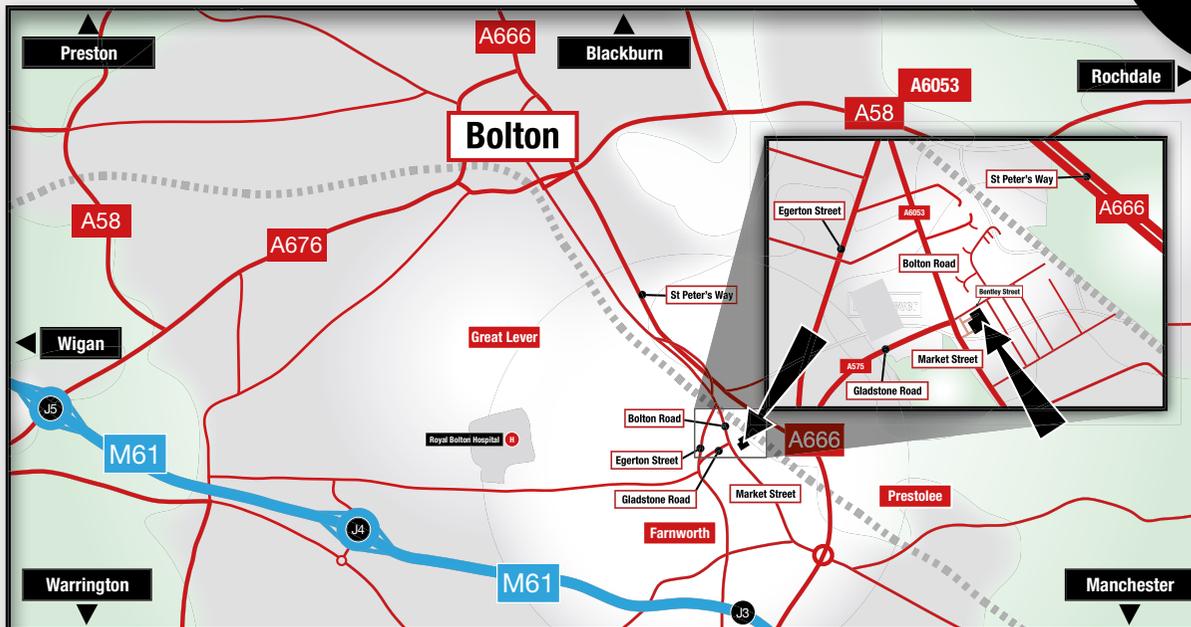
Location

The property is located fronting Bolton Road (A6053) approximately 3 miles south east of Bolton town centre. Bolton Road is a well-established arterial route connecting Farnworth with Bolton, benefiting from good levels of passing traffic.

The surrounding area is mixed commercial and residential in nature, with nearby occupiers including trade counter, retail and automotive uses.

The property benefits from excellent road connectivity, with Junction 3 of the M61 motorway located approximately 1.5 miles to the south. The M61 provides direct access to the M60, offering travel links to Manchester and the surrounding North West motorway network.

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Description

An attractive purpose-built motor dealership of steel portal frame construction, with extensive glazing to the showroom areas.

The 12-vehicle showroom is located at the front of the property, which links to a five bay workshop at the rear with detached valeting facilities.

There is a separate compound to the rear of the property, capable of accommodating approximately 70 vehicles.

Site Area

The property has a total site area of 1.0 acre.

Floor Areas

	SQ M	SQ FT
Showroom/office	440.8	4,745
Ancillary	27.8	299
Workshop/ancillary	394.4	4,245
External Valet	56.24	605
First Floor		
Mezzanine	129.1	1,390
Office/Ancillary	19.5	210
TOTAL GIA	1,067.8	11,494
External Spaces		
Display Parking		26
Customer Parking		6
Workshop Parking		15
Rear Compound		70
Total Parking		117



Tenure

The property is available by way of new FRI lease.
The landlord may also consider a sale of the property.

Rating Assessment

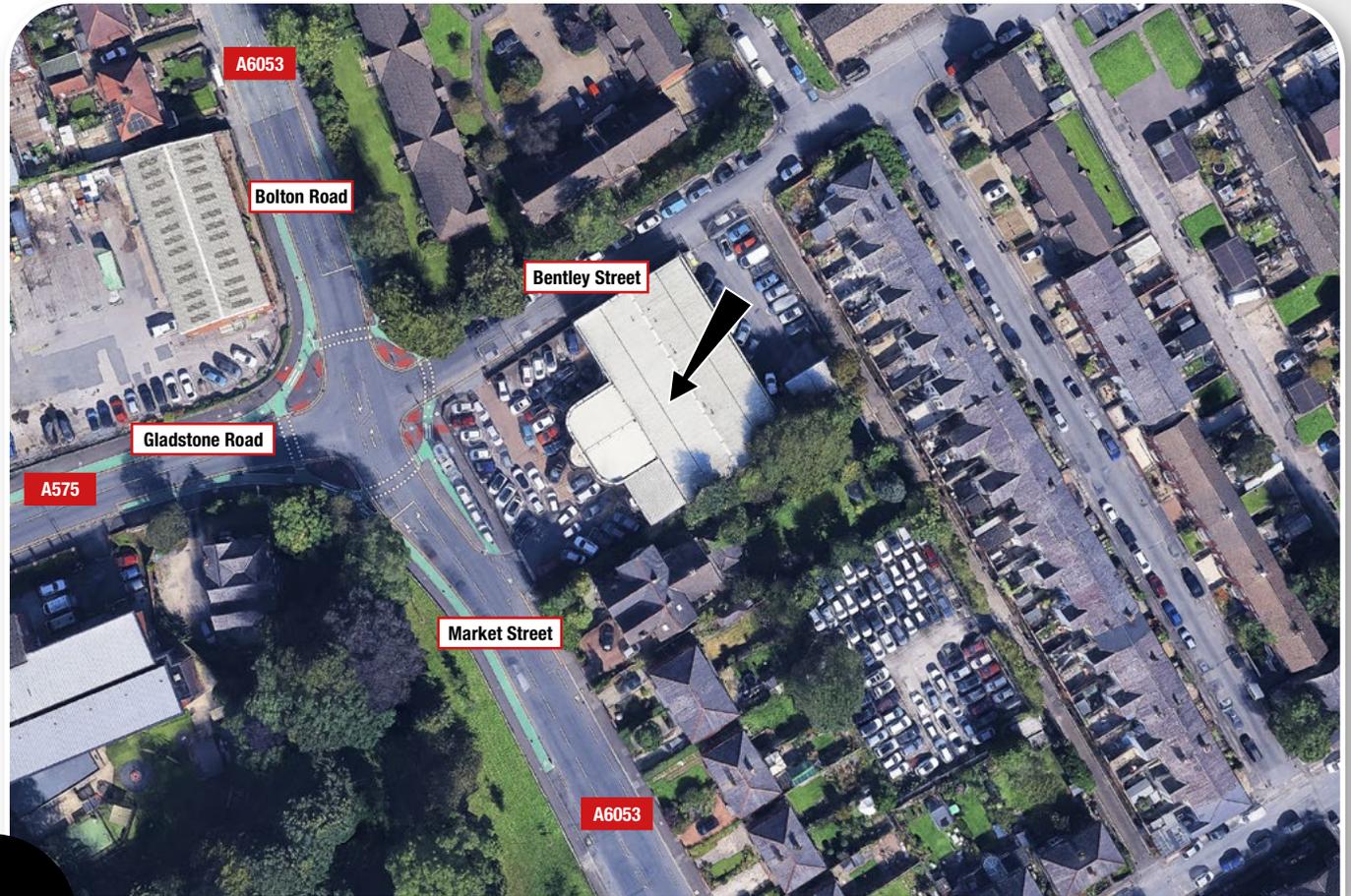
Rating Assessment: Rateable Value: £106,000
(effective from 1 April 2026).

Services

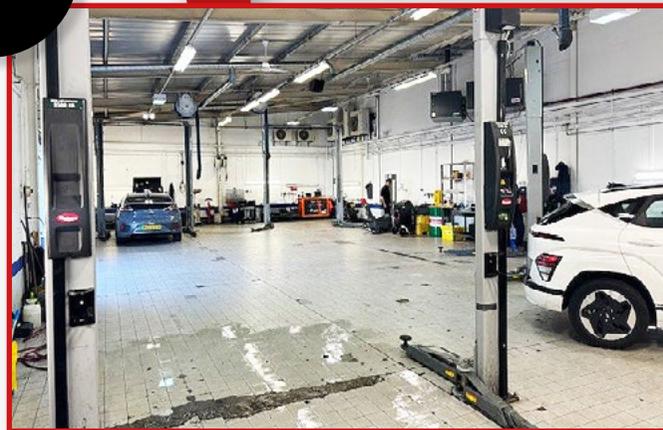
We understand all mains services are available to the property.

EPC

The property has a current energy rating of C56
valid until November 2033.



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Terms

Leasehold. The property is available by way of new lease for a term of years to be agreed. Rent on application.

VAT

The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.



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Williams Bolton BMW

Porsche Centre Bolton

Peugeot Wilson & Co Bolton

B6536 Manchester Road

Volvo Cars Bolton

A666 St Peter's Way

A575 Manchester Road

A6053

Bolton Road

A666 St Peter's Way

Egerton Street

Gladstone Road

Market Street

A6053

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