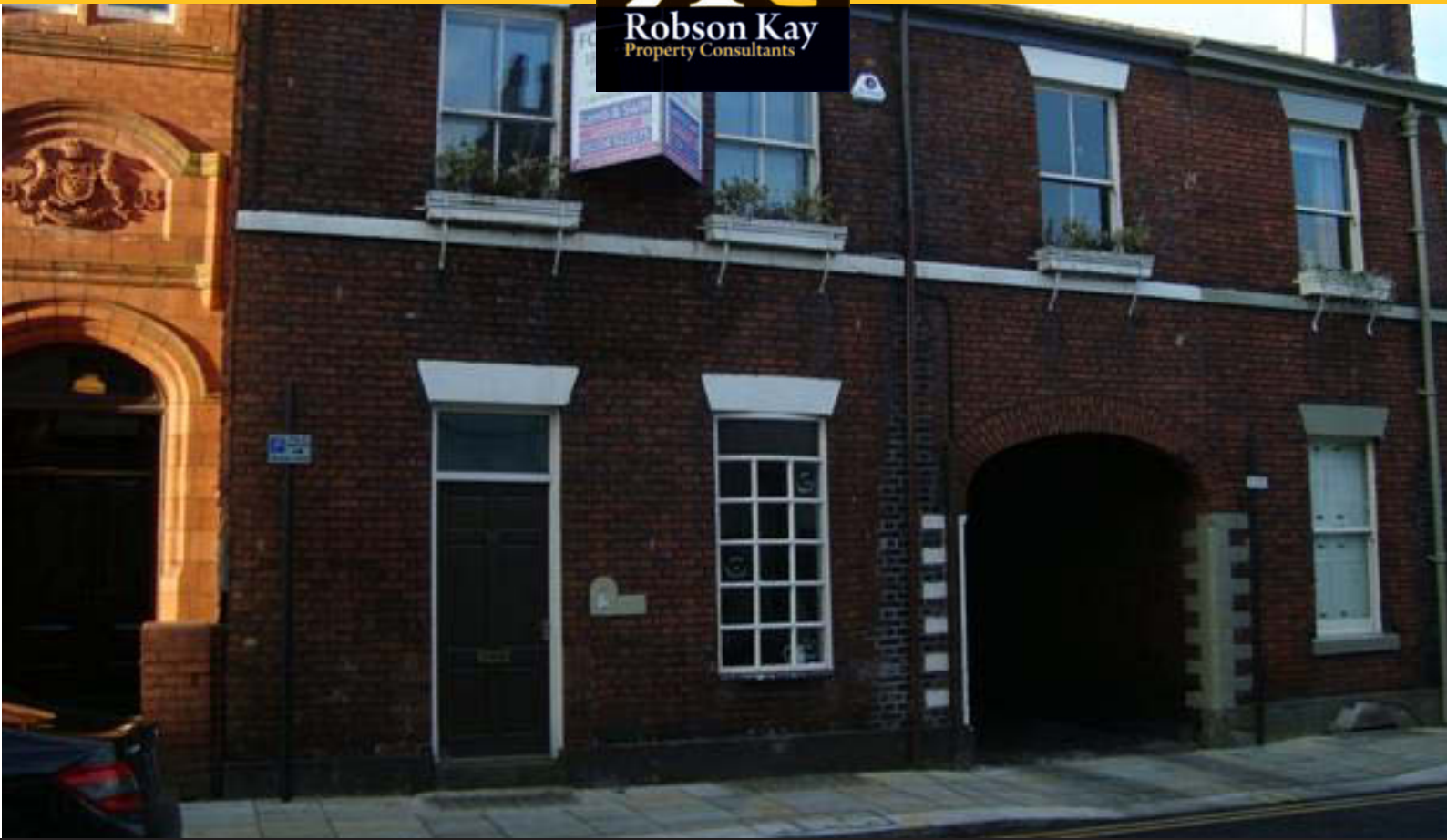


For Sale

RK

Robson Kay
Property Consultants

Offices



**15 Silverwell Street
Bolton
BL1 1PP**

- **189.64 sq. m. (2,041 sq. ft.)**
- **Town centre position**
- **Two onsite car parking spaces**

**Tel.0161 998 8111
www.robsonkay.co.uk**

**Corporate Recovery Agents.
Business Asset Appraisal & Disposal.
Property Consultants.**

Location

The property is located within the conservation area on Silverwell Street within Bolton town centre. Silverwell Street lies directly off Bradshawgate and is within a short walk of the principal retail area.

Bolton itself lies some eight miles to the north of Manchester and benefits from easy access to the national motorway network via the M61 linking directly to the national motorway network.

Description

The property comprises a Grade 2 listed mid-terraced office building arranged over ground and first floor with useful storage space in the cellar and additional office/ancillary storage accommodation in the attic.

Internally the property is arranged to form a mixture of open plan and private offices and benefits from full gas fired central heating.

Access to the rear car park is available via the shared gated vehicular access passageway adjoining the property.

Accommodation

In accordance with the RICS Code of Measuring Practice, we have calculated the following net internal areas:-

Cellar	38.06 sq.m. (410 sq.ft.)
Ground floor	54.61 sq.m. (588 sq.ft.)
First floor	69.97 sq.m. (753 sq.ft.)
Second floor	27 sq.m. (290 sq.ft.)

TOTAL 189.64 sq.m. (2,041 sq.ft.)

Rateable Value

The proposed 2010 rating assessment is as follows:-

Offices and premises £15,000

Costs

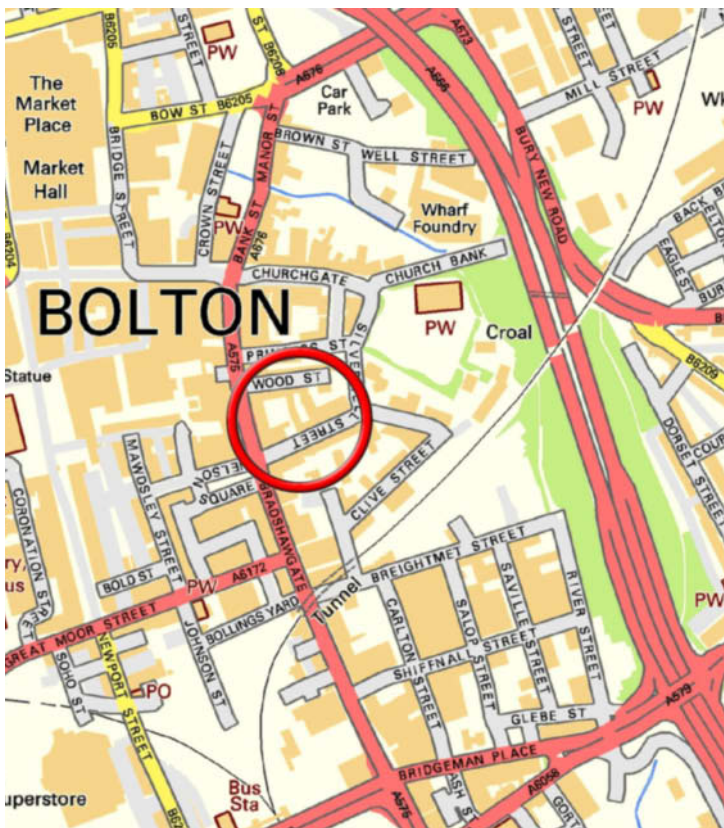
Each party to be responsible for their own legal costs.

Tenure

Understood to be freehold and free from chief rent.

Price

All enquiries to the joint agents.



VAT

All prices and figures quoted are exclusive of, but may be liable for VAT.

Energy Performance Certificate

An Energy Performance Certificate is available for the property on request.

Viewing

Viewing is strictly by prior appointment through the joint agents.

Further Information

For further information, please contact David P Jeans

Email: davidj@robsonkay.co.uk

or Daniel Westwell at joint agents Lamb & Swift Commercial.

Email: DWestwell@lambandswift.com

Subject to Contract

**Robson Kay & Co Ltd. Corporate Recovery Agents.
Business Asset Appraisal and Disposal. Property Consultants.**
Tilson Road, Manchester, M23 9PH, UK.

Tel.0161 998 8111 www.robsonkay.co.uk

MISDESCRIPTION ACT 1967

Robson kay and co, for themselves and for the vendors of this property whose agents they are, give notice that (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct, but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Robson Kay & Co has any authority to make representations or to give any warranties in relation to this property.

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