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CHARLES LOUIS

HOMES LIMITED

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Chorley Road
Westhoughton, Bolton, BL5 3NA

Price guide £250,000



- Vacant Property, Ideal Investment & Development Opportunity.
- Currently Land to Rear, Offering Generous Parking
- Previously Used As Vehicle Workshop & Car Sales
- Region Currently Undergoing Investment & Development.
- Barn Style Building With Scope to Convert, Subject To Planning
- Early Viewings are Highly Recommended. To Appreciate Size & Location of Unit
- Close to M61 Motorway & Offset From Main Road
- EPC is N/A



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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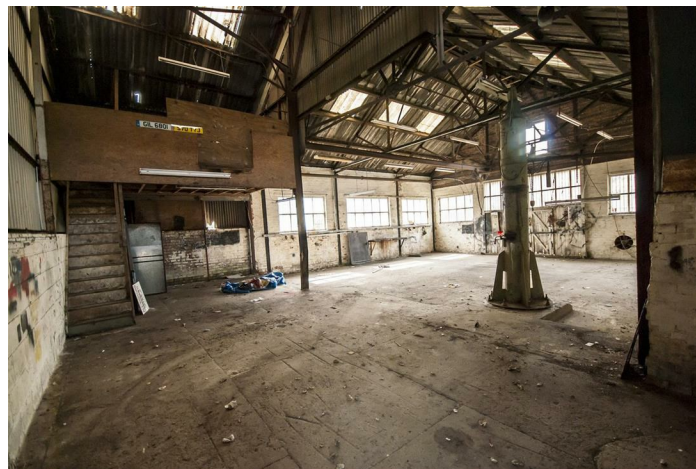
****AVAILABLE NOW**A MUST SEE TO APPRECIATE SIZE & SPACE**IDEAL INVESTMENT & DEVELOPMENT OPPORTUNITY**** Charles Louis Commercial Agents are pleased to bring to the market this sizeable opportunity, featuring land and parking with 2 sizeable open plan units, situated in Westhoughton near Bolton, Greater Manchester. The workshop style property, with a connected side unit, is also set back from the main road making an ideal opportunity for either a commercial tenant to operate or look to develop subject to planning.

The property is close to local amenities & motorway access. Viewing is highly recommended to appreciate potential. The unit was previously used for a vehicle sales and repair business. Please note, there is no working power or water currently at these premises.

Unit One (Main workshop)

33' x 33' (10.06m x 10.06m)

Open Plan area, small mezzanine level, roller shuttered.



Alternative View of Interior



Alternative View



Unit Two

36' x 278' (10.97m x 84.73m)

Open plan storage style unit, roller shuttered.



Inside Unit Two



Alternative View



Yard to Rear

Gated side access from the front and full vehicle access through the building. Open space with no obstructions in the yard. Previously used for car storage as part of the previous tenanted business handled car repair and sales.



Alternative View

