

**Substantial Licensed Commercial Premises
with large car park to the rear with Detached
2 storey warehouse and tenanted residential
investment property to the side**



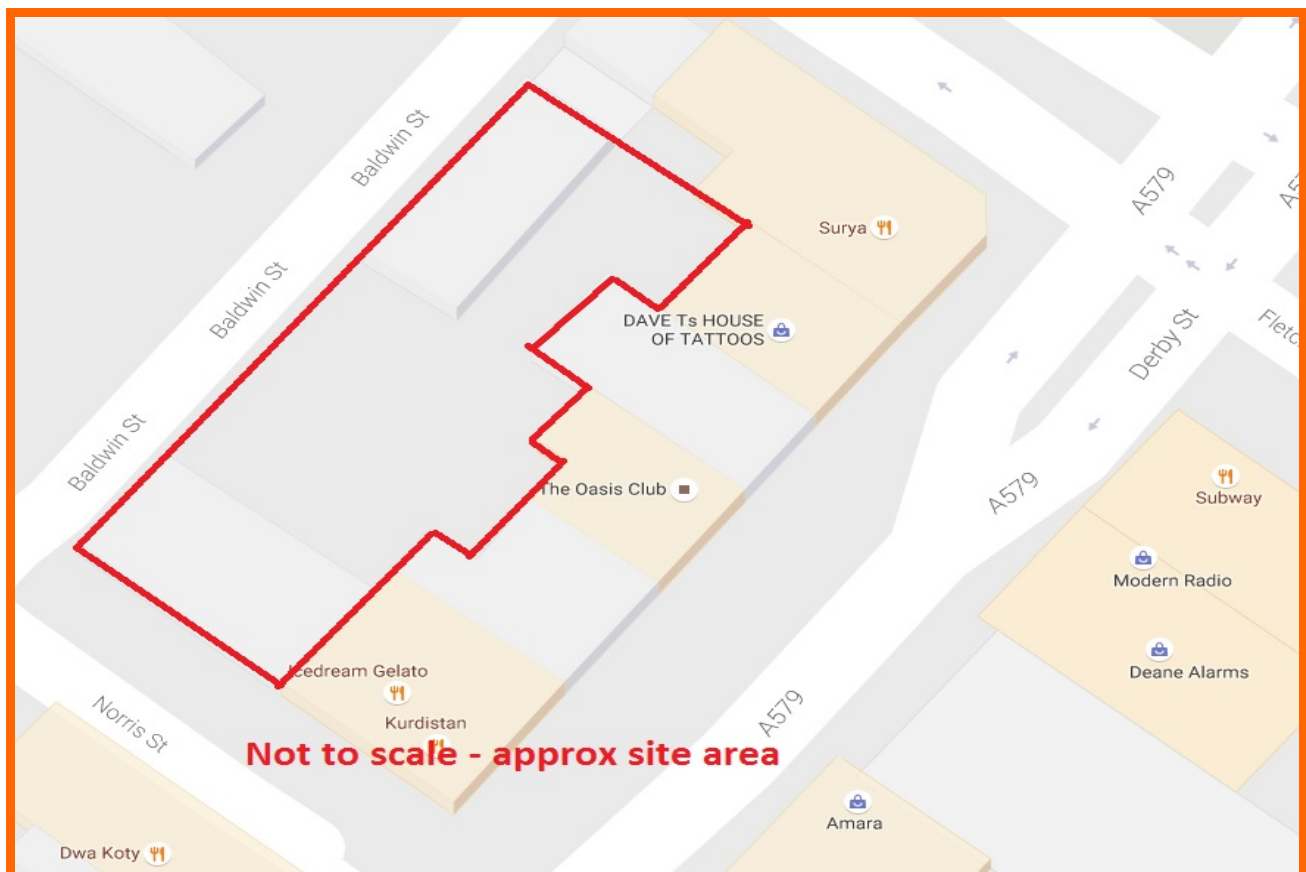
**104 Derby St
Bolton
BL3 6HG**

“The Oasis Club”
with large car park to the rear with detached 2
storey warehouse and tenanted residential
investment to the side
(4 Norris St) which may be available to
purchase separately.

Superb opportunity to purchase substantial property in a thriving commercial area close to Bolton University.

The premises briefly comprise of a large licensed public house/function room to the ground floor of 104 Derby St with 4 self contained flats above at first and second floor levels.

To the rear is a large car parking area with a detached 2 storey warehouse (tenanted) and also to the side street (Norris St) premises sub-divided to form 2 separate letting units (tenanted) which possibly could be sold separately.



Briefly the premises comprise

104 Derby St (ground floor)

Ground floor licensed premises:

Bar and seating area: 42'9 x 19'5 (approx)
Rear Seating area/games room: 21'3 x 25'4
Male and Female WC's off

Caller area – with beer pumps and chilling equipment

Kitchen: 9'10 x 9'6

104 Derby St (upper floors – residential flats)

3 Flats to first floor
1 Flat to second floor



Warehouse to rear car park

Detached 2 storey warehouse presently tenanted but could be suitable for conversion to 2 self contained flats

Approx: 650 sq ft ground floor
650 sq ft 1st floor
WC.



**4 Norris St
Bolton
BL3 6HQ**

Ground Floor:

3 Bedrooms
Lounge
Bathroom
Kitchen

First Floor:

2 Bedrooms
Lounge
Kitchen
Bathroom



Income details:

At the time of our inspection the property was part vacant.
We understand that when fully occupied the property has been let
As follows:

Warehouse £4200 PAX

4 Flats above 104 Derby St
£13,250 PAX

4 Norris St £8280 PAX

Total Rent when full **£25,730**
assuming 100% occupancy.

Purchase price:

£675,000 for the entire site although consideration may be given to selling the residential property on Norris St separately at £120,000 and the workshop at £80,000 – the club and car park will be available at £475,000.

Viewing:

By prior arrangement made via
BROOKES
COMMERCIAL PROPERTY
LIMITED
104 St Georges Rd Bolton
BL1 2BZ

Tel: 01204 525623 –

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