

**RETAIL SHOWROOM / OFFICES  
FOR SALE (MAY LET)**



**154 BLACKBURN ROAD, ASTLEY BRIDGE,  
BOLTON, BL1 8DR.**

A rare opportunity to purchase this larger than average mid terraced shop/office premises located on a popular busy trading position in Astley Bridge on Blackburn Road.

The premises have been used as offices by the local authority to the ground and first floors with basement storage.

The premises benefit from a single storey extension to the rear.

Considered suitable for a variety of trades (subject to planning permission)- and early viewing is highly recommended.

Primarily the client wishes to sell their interest in the building but they will consider granting a lease on terms to be negotiated.

The accommodation briefly comprises:

Ground Floor:

Sales area:	31'10 x 11'4
Rear Office/kitchen:	35'2 x 8'2 at widest point
Store:	5'10 x 7'10
Store:	9'0 x 8'0 access to rear yard
Toilet:	Wc and wash hand basin.
First floor:	Currently accessed via a loft ladder
Front Office:	11'4 x 22'11
Rear Office:	9'2 x 11'4
Cellar area:	with utility meters
External:	Rear yard

Purchase price: Reduced from £99,950 to £80,000

Lease terms: To be advised

All parties to be responsible for their own legal costs

**VIEWING ARRANGEMENTS :** Strictly by appointment with selling / letting agents  
**Brookes Commercial Property Ltd**  
**01204 525623.**  
**FAO Mr Alistair Brown**  
**104 St Georges Rd**  
**Bolton**  
**BL1 2BZ**

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