

**FOR SALE**

**VACANT GARAGE/WORKSHOP PREMISES**



**REAR OF 14-24BACK MARSH FOLD LANE**

**BOLTON**

**BL1 4HG**

A detached Workshop Premises located at the rear of Marsh Fold Lane.

The premises comprise a good sized workshop.

Available for immediate occupation and early viewing, by appointment is highly recommended.

The premises comprise :-

**DETACHED WORKSHOP :** max. width 24'4" (min. width at rear 10'0") by max. depth 58'8" with two roller shutter vehicle access doors, fluorescent lighting and three phase electricity. Secure premises. First Floor Storage area (accessed via ladder)

**STAFFROOM/OFFICE :** 8'5" max. x 14'7"

**BUSINESS RATES:** The VOA website states that the property has a rateable value of £4500 as from April 1<sup>st</sup> 2017 and is noted as "vehicle repair workshop and premises"

**Asking Price :** **£89,950 ono.**

**VIEWING ARRANGEMENTS :** Strictly by appointment arranged via BROOKES COMMERCIAL PROPERTY LTD on 01204 525623

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Bolton  
BL1 2BZ  
Tel 01204 525623

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