



310 & 310A, Chorley Old Road, Bolton, Greater Manchester, BL1 4JU

£215,000

This is an incredible chance to acquire a commercial property with a spacious two-bedroom apartment above, spread over three floors.

Ideally situated on Chorley Old Road, a prime trading position with high footfall and excellent visibility, this property offers tremendous potential for investors. Currently, the takeaway business and tenanted apartment generate an impressive 9% yield, making it a lucrative investment opportunity.

Commercial Unit: The ground floor features a welcoming waiting area and an ordering counter. Beyond, there's a well-equipped main kitchen and an additional prepping kitchen at the rear. The property also includes a rear yard with access to a cellar and cooler, and handy external



Tel: 01204 598979

CELLAR

First Part

4.58m x 3.58 (15' 0" x 27' 11")

Second Part

4.58m x 4.92m (15' 0" x 16' 2")

GROUND FLOOR (COMMERCIAL SPACE)

Shop Front & Kitchen

4.55m x 8.04m (14' 11" x 26' 5")

Additional Prep Kitchen

2.14m x 4.191m (7' 0" x 13' 9")

FIRST FLOOR (FLAT ABOVE)

Bathroom

2.02m x 2.13m (6' 8" x 7' 0")

Open Plan - Kitchen / Lounge

4.57m x 8.33m (15' 0" x 27' 4")

Taken at longest lengths.

SECOND FLOOR

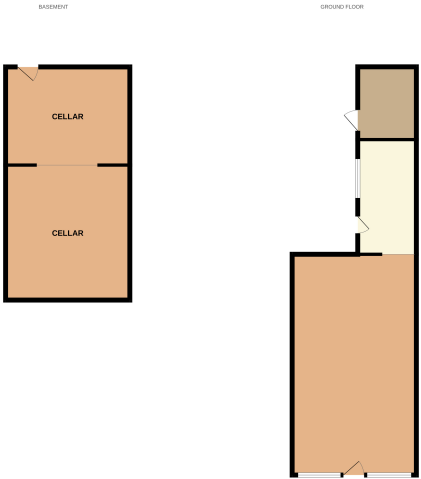
First Bedroom

3.90m (into eaves) x 4.57m (12' 10" x 15' 0")

Second Bedroom

2.80m x 4.37m (9' 2" x 14' 4")

Taken at longest lengths.



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