

FOR SALE

DEVELOPMENT



**19 & 21 CHADWICK STREET
BOLTON
BL2 1JN**

TOTAL GIA 222.29 SQ M (2,392 SQ FT)

- Two, three storey semi detached former dwelling houses
- Available individually or as a whole
- Formerly HMO
- In the process of being converted into 4No. 1 bedroom flats and 10No. studio flats
- Refurbishment part completed

**Edward
Symmons**

www.edwardsymmons.com



LOCATION

The property is situated fronting Chadwick Street close to its junction with Crawford Street, opposite the site of the former Bolton University Chadwick campus, approximately 1 km (0.6 miles) East of Bolton Town Centre. The property benefits from good communication links given that Chadwick Street links directly to Castle Street (B6209) and runs parallel to the A579, which provides access to the town centre and the A666 approximately 250 metres distance which links to the M61 motorway, some 4 km (2.5 miles) to the Southwest.

DESCRIPTION

The property comprises a pair of two identical three storey (plus basement) semi detached former dwelling houses. The property is understood to have previously provided a 15 bedsit HMO which is currently in the process of being converted into 4No. 1 bedroom flats and 10No. studio flats, each with their own kitchen and bathroom/WC.

As part of the refurbishment works it is proposed that the property will provide 2No. studio flats at basement level, 2 studio flats and 2No. 1 bedroom apartments at ground level, 6 studio flats at first floor level and 2No. 1 bedroom apartments at second floor level.

Externally there is a raised garden forecourt and an open yard area to the rear of the property.

ACCOMMODATION

We have measured the premises on the basis of its gross internal area (GIA) which is approximately as follows:

GIA 222.29 sq m (2,392 sq ft)

PLANNING

The property has consent for a change of use from a dwelling house in multiple occupancy to a guest house (app. ref: 44084/93). Interested parties should make their own enquiries with the planners as to the acceptability of their proposed use.

TENURE

The property is held freehold.

PRICE

Upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

All prices and rents where quoted are exclusive of, but maybe liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the sole agents Edward Symmons.

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

