

**FOR SALE
(due to relocation)**

**Traditional 3-storey factory premises
with established retail consent
798 sq m (8,590 sq ft)**



CHESTERFIELD HOUSE, LLOYD STREET, WHITWORTH, LANCS OL12 8AA

- Three-storey factory premises of traditional stone and slate construction
- All floors in beneficial use with upper ground and first floors utilised as showroom space
- Access to rear lower ground floor via steel roller shutter door from communal yard
- Goods lift
- No business rates payable to qualifying businesses
- Freehold title

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

Chesterfield House, Lloyd Street, Whitworth

Description

The property comprises a 3-storey mill dating from the mid to late 1800's, being of substantial stone and slate construction. All parts of the building are in beneficial use, with the upper ground and first floors comprising virtually open-plan showroom space.



The building is considered suitable for continuing retail use, manufacturing or storage purposes.

Location

Location is in the centre of Whitworth conveniently placed for access to all local amenities and services.

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

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Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.



The building benefits from a prominent frontage to Lloyd Street from which there is direct access to the upper ground floor.

Accommodation

Lower ground floor

Storage space - 262.73 sq m (2,828 sq ft) with 3.25m headroom and 2.55m roller shutter loading door

Upper ground floor

Showroom, storage and office space - 267.65 sq m (2,881 sq ft)

First floor

Showroom and office space - 267.65 sq m (2,881 sq ft)

Services

All mains services are connected. Gas central heating is installed to the offices, whilst there are gas fired warm-air heaters to the upper ground and first floors.

Rateable Value

£8,000

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Tenure

Freehold

Terms

For sale **£239,500**

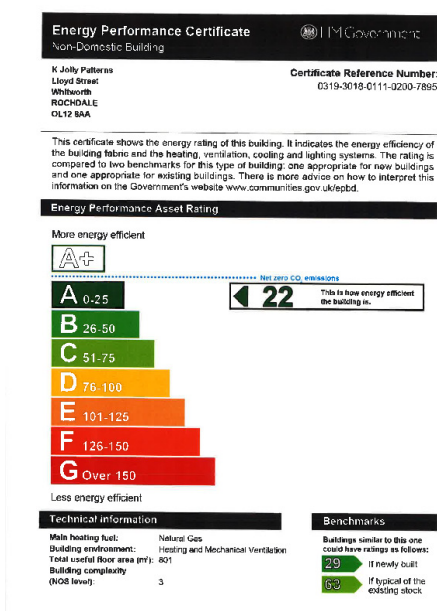
A lease may be considered for a minimum term of 3 years at a rent of £24,500 pa.

Viewing

By appointment with this office or Paul Marshall 07976 431294 psm@boltonmarshall.co.uk

Ref: PSM/dm/18/A140

Date: 23rd August 2018.



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