

# For Sale



## Horwich

27 Lee Lane, BL6 7TG

Total Area: 2,865 sq ft (266.20 sq m)

Price: Offers over £270,000

## Location & Description:

- Horwich is an affluent town on the outskirts of Bolton, and on the edge of the West Pennine Moors. The town is located approximately 21km (13 miles) north west of Manchester city centre and 6 km (4 miles) west of Bolton.
- The town boasts strong transport links with Junction 6 of the M61, 1.6 km (1 mile) away and Horwich Parkway providing regular direct trains to Manchester Piccadilly within 30 minutes.
- The town centre has an attractive mix of retailers with a few national brands and range of quality independents. The town centre is comprised of 2 main retail pitches, Lee Lane and Winter Hey Lane.
- The subject property is located on the southern end of Lee Lane on the junction of Lee Lane and Longworth Road. Nearby retailers include Regency Estates, Ladbrokes, Cash Converters, Greenhalgh's Bakery and Thyme Deli.

## Demise:

Ground Floor	1,235 sq ft	(114.75 sq m)
First Floor	1,001 sq ft	(93.00 sq m)
Second Floor	301 sq ft	(28.00 sq m)
Basement	328 sq ft	(30.45 sq m)
Total	2,865 sq ft	(266.20 sq m)

## Price:

We are seeking offers over £270,000.

## Tenure:

Leasehold. The lease is dated 7th July 1868 for a period of 999 years.

## EPC:

Energy Performance Rating Assessment - E.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £11,500.

## VAT:

The property is not subject to VAT.

## Date Prepared:

August 2024

For further information and to register and stay up-to-date with this property please click the image below.



## Contact Us:

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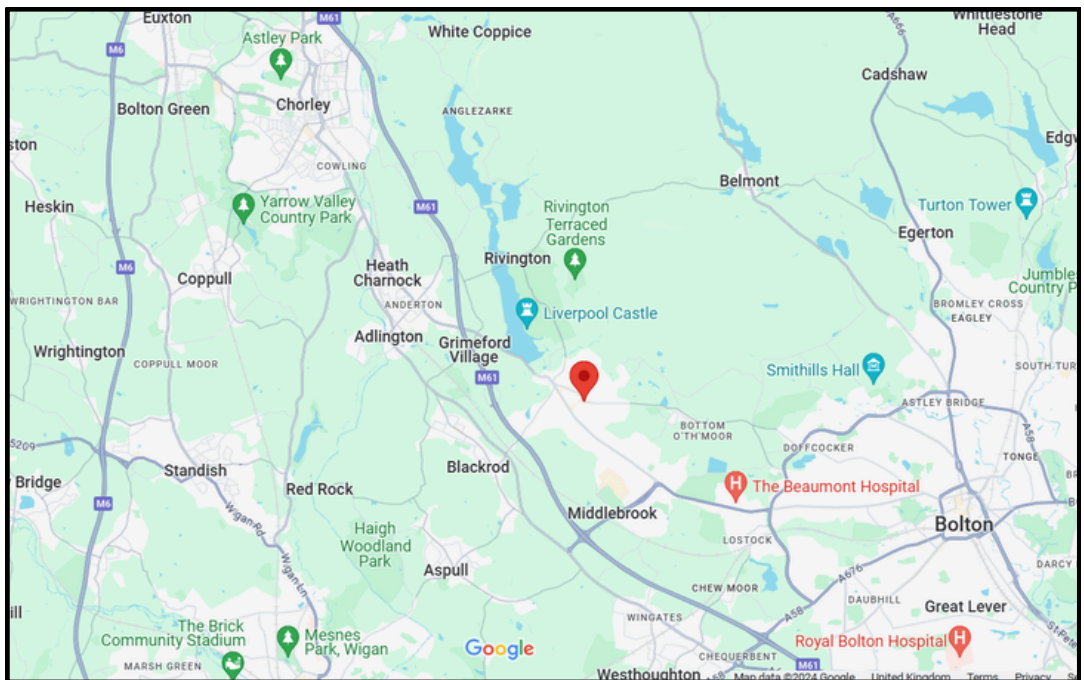
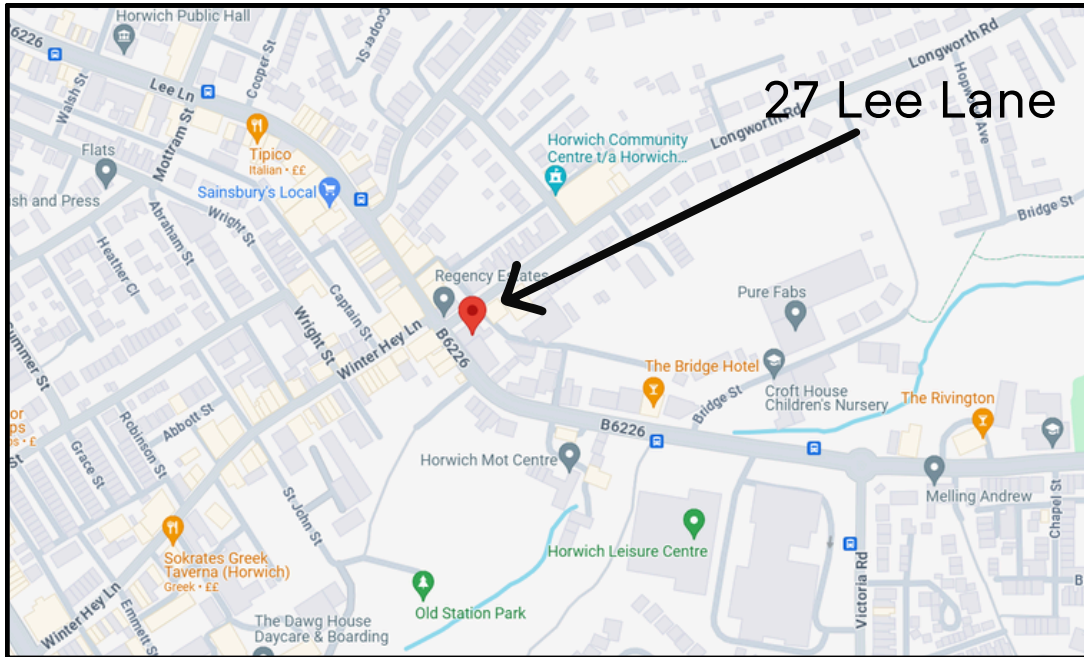
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