

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## DEVELOPMENT OPPORTUNITY FOR SALE

Emblem Street, Bolton

Site Area: 1509 sq m (16,243sqft)



**OFFERS INVITED SUBJECT TO PLANNING**

(Ideal for Student Accommodation)

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85/87 Market St, Westhoughton, BOLTON, Lancashire, BL5 3AA  
Tel: 01942 844100 Fax: 01942 844101 Email: info@prgibbs.co.uk

**LOCATION**

The site is located on Emblem Street, just off Derby Street, which is one of the main arterial routes into Bolton town centre. The surrounding area is predominantly either retail or residential.

The University of Bolton is located approximately 200m to the East and is 10 minutes walk away. Bolton town centre is approximately half a mile to the East.

Derby Street is occupied by a variety of retail outlets, with Lidl occupying the adjacent site to the subject property. Derby Street is on a main bus route giving quick and easy access to the town centre and the train station is approximately half a mile away.

**DESCRIPTION**

The site is currently occupied by an industrial unit with some office space attached. There are two private car parks for up to 12 cars. Planning permission has been previously obtained for 24 2bed residential apartments, which we are advised is still live at the date of these particulars, details of which can be viewed under the planning reference 79096/07 at Bolton M.B.C.

As the University of Bolton is in such close proximity, indicative appraisals have concluded that student accommodation for up to 160 units is achievable. Initial consultation with the Local Authority has been positively received, however interested parties make their own enquiries to Bolton department on 01204 336000.

**ACCOMMODATION**

Site Area: 1509 m<sup>2</sup> (16,243sqft)

**TENURE**

We believe the site to be part Freehold and part Long Leasehold, but interested parties are advised to make their own enquiries regarding the tenure.

**SERVICES**

No services have been tested but mains electricity, gas and water are believed to be connected to the site.

**PROPOSITION**

Offers invited subject to planning (ideal for student accommodation).

**V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

**LEGAL COSTS**

Each party is to pay their own costs.

**FURTHER INFORMATION**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.



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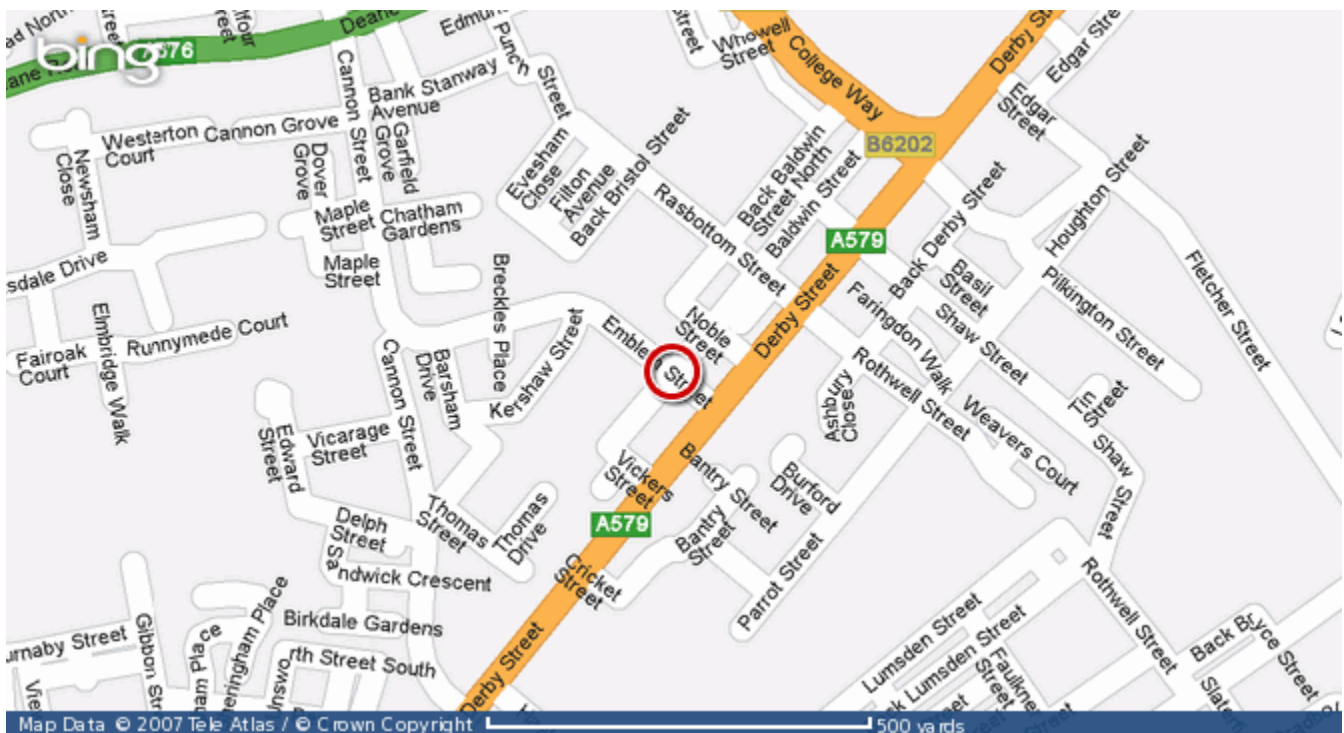
## DISCLAIMER

### IMPORTANT – Property Misdescription and or Misrepresentation

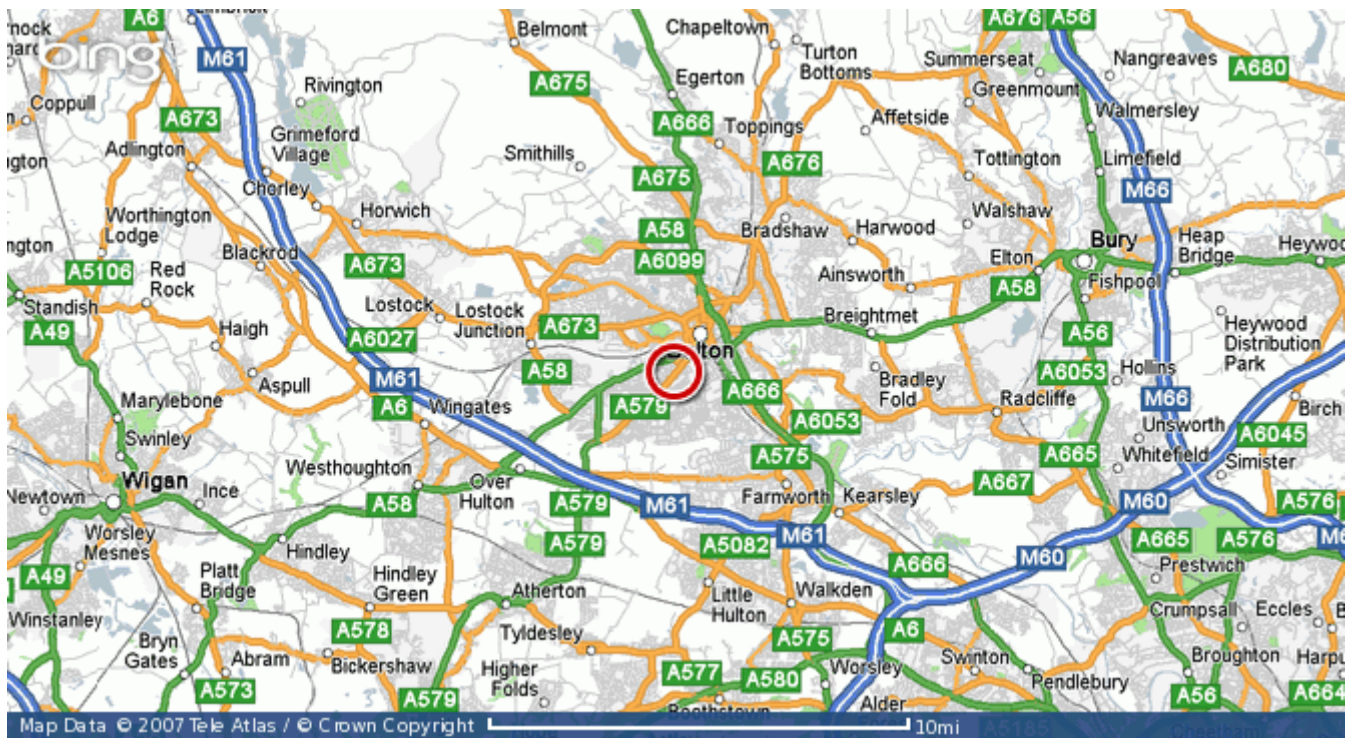
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## LOCATION MAPS



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Date particulars prepared: 4<sup>th</sup> May 2010