

# Property Details

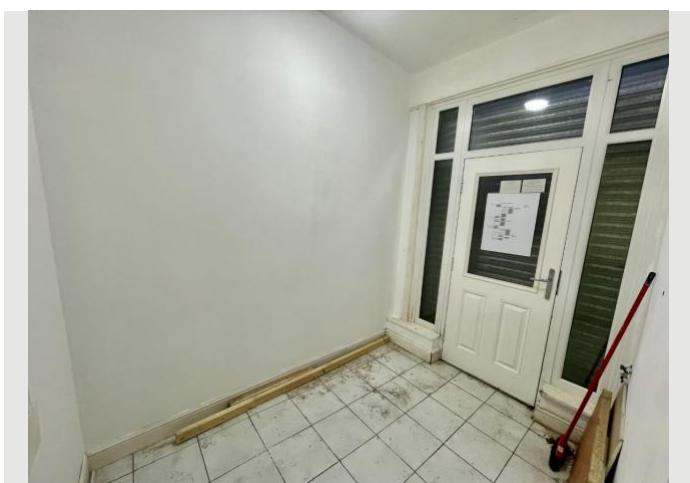
109 Tonge Moor Road, Bolton,  
Lancashire, BL2 2DL

Guide Price **£100,000**



# Property Photos

109 Tonge Moor Road, Bolton, Lancashire, BL2 2DL

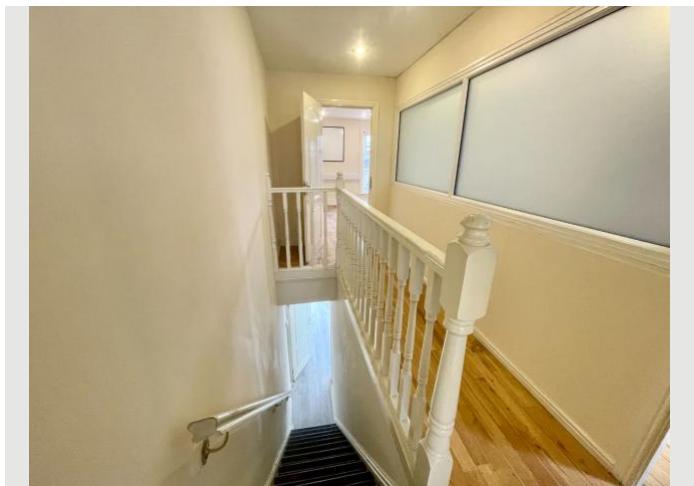


Creation Date

**20/03/2023**

# Property Photos

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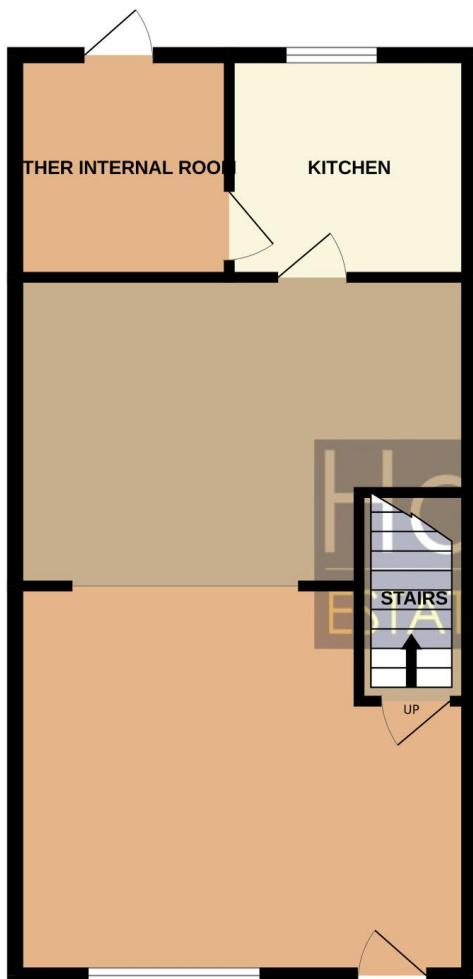
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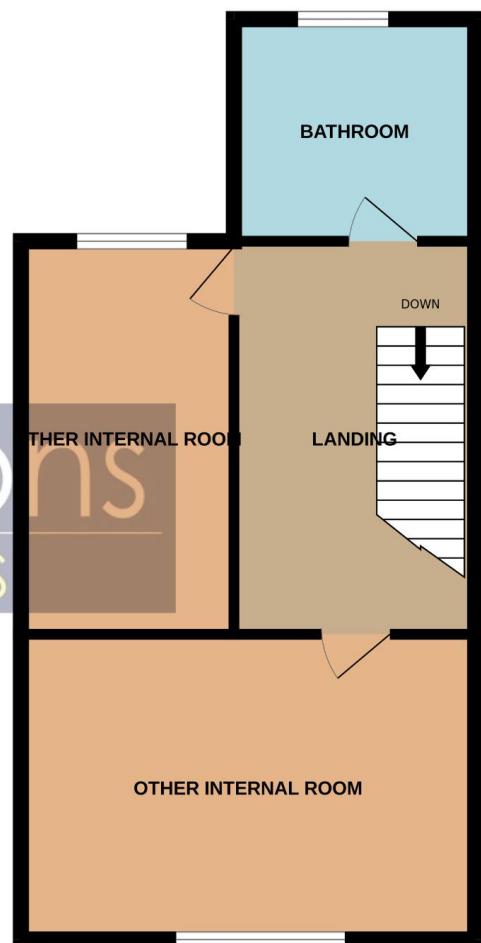
# Property Floor Plans

109 Tonge Moor Road, Bolton, Lancashire, BL2 2DL

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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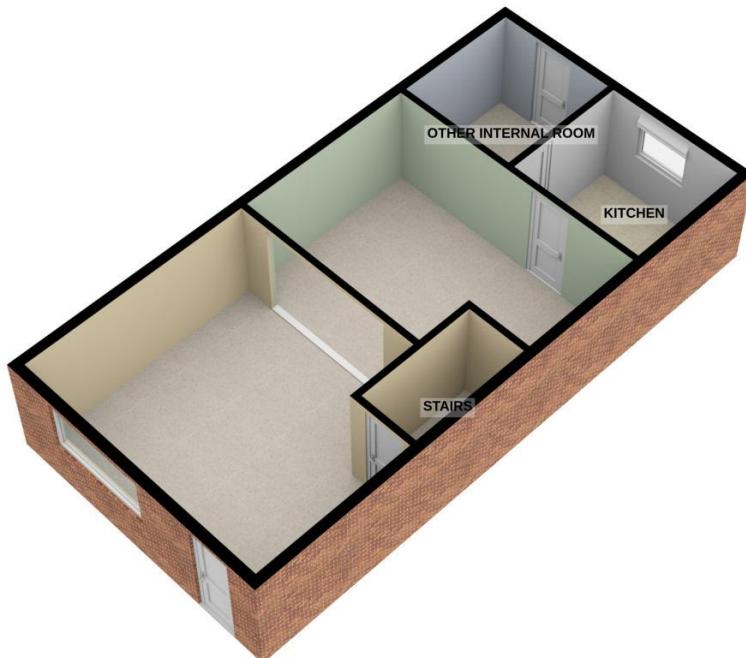
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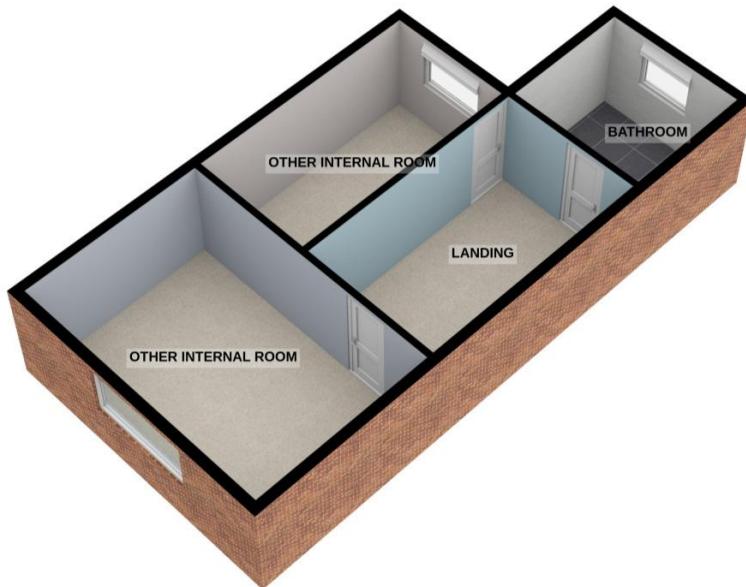
# Property Floor Plans

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GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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# Property Info

109 Tonge Moor Road, Bolton, Lancashire, BL2 2DL

<b>Property Type</b>	<b>Property Style</b>
Commercial Property	Commercial Property
<b>Bedrooms</b>	<b>Bathroom</b>
-	-
<b>Receptions</b>	<b>Tenure Type</b>
-	Leasehold
<b>Floor Area</b>	<b>Agency Type</b>
-	Sole
<b>Parking</b>	<b>Type</b>
Street Parking	Sales
<b>Price Qualifier</b>	<b>Price</b>
Guide Price	£100,000
<b>Land Size</b>	<b>Age of Property</b>
-	-
<b>Year Built</b>	<b>New Home</b>
-	No

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# Property Features

109 Tonge Moor Road, Bolton, Lancashire, BL2 2DL

## Feature 1

Auction Guide Price 100,000

## Feature 2

Commercial Property With Potential For Offroad Parking At The Rear

## Feature 3

Brand New Kitchen

## Feature 4

Two Further Rooms Upstairs

## Feature 5

Utility Room

## Feature 6

Prominent Position On Tonge Moor Road

## Feature 7

Walking Distance From Bolton Town Centre

## Feature 8

Close To A666

## Feature 9

On A Bus Route

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# Property Description

109 Tonge Moor Road, Bolton, Lancashire, BL2 2DL

## **Tonge Moor Road, Bolton, Lancashire, BL2 2DL**

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 100,000 PLUS RESERVATION FEE\*\*\*

A fantastic opportunity has arisen to buy this retail shop situated on Tonge Moor Road, Bolton. This premises is located in a very busy commercial area which is within walking distance of Bolton Town Centre.

To the ground floor is the retail premises with an electric shutter, brand new kitchen and a utility room. To the first floor there is a two rooms and a bathroom.

Property benefits from having double glazed windows and gas central heating throughout.

Shop: 8.7M x 4.19M

Electric roller shutter protects the shop front, composite front door, grey laminate flooring, ceiling recess spotlights and two single panel radiators.

Kitchen: 2.67M x 2.06M

Brand new light grey kitchen with laminate worktops, stainless steel sink with drainer and chrome mixer tap, tiled splashback, Worcester combi boiler on the wall, ceiling light and a double glazed unit to the rear with an opener.

Utility Room: 2.7M x 1.91M

Tiled flooring, ceiling light, plumbing for a washing machine and a composite rear door leading to the back yard.

First Floor Landing: 4.19M x 1.63M

Wood laminate flooring and ceiling recess spotlights.

Room One: 3.7M x 4.2M

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Wood laminate flooring, ceiling recess spotlights, single panel radiator and a double glazed unit with an opener.

Room Two: 4.27M x 2.58M

Wood laminate flooring, ceiling recess spotlights, single panel radiator and a double glazed unit to the rear with an opener.

Bathroom: 2.79M x 2.08M

Wood laminate flooring, ceiling spotlights, white W.C. white sink with individual taps and a frosted double glazed unit with an opener.

Rear Yard:

Concrete flooring and a timber rear gate with a roller shutter.

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of 6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase

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would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of 300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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