



127 Bolton Road

Ashton in Makerfield, Wigan WN4 8AE

Commercial Premises

81.01 SQM (872 SQFT)

Price: **On Application**

- **Prominent roadside position on Bolton Road**
- **Close to Ashton town centre**
- **Suitable for a variety of business uses subject to necessary consents**

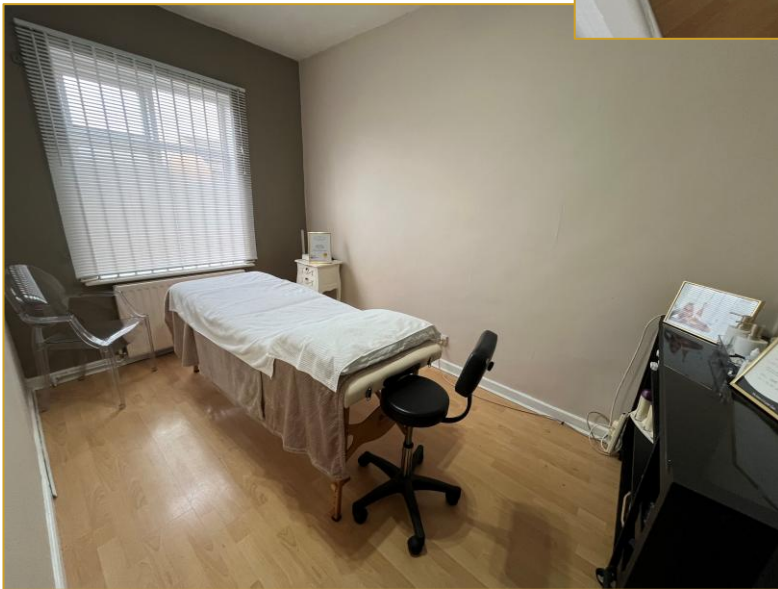
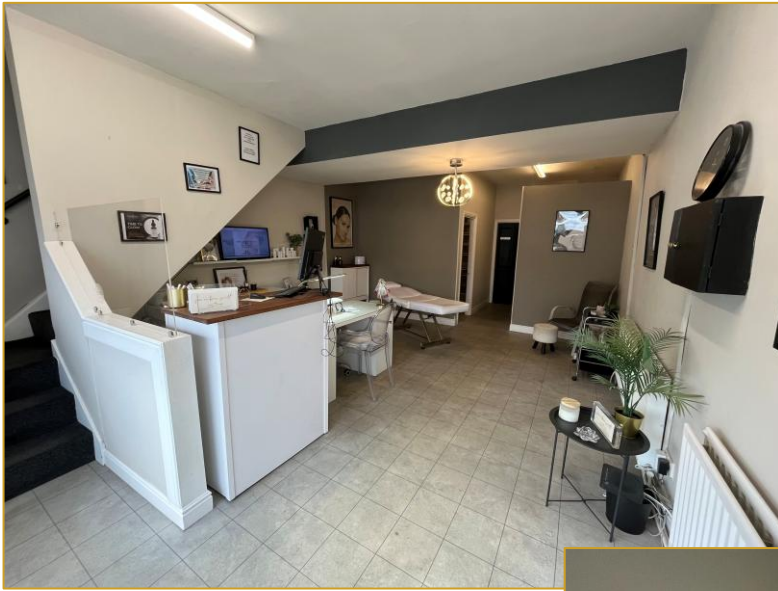
For Sale

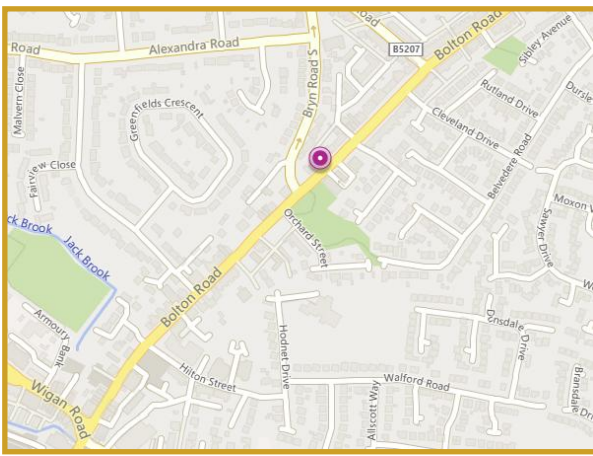
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property is located on Bolton Road, close to its junction with Bryn Road South, on the fringe of Ashton town centre. The A58 provides convenient access to both the local and regional road networks, with Junction 23 of the M6 motorway and the A580 East Lancashire Road situated nearby. The neighbouring towns of Wigan and St Helens are located approximately 5 miles to the north and south-east respectively. The property occupies a prominent position directly opposite the only petrol filling station within Ashton-in-Makerfield and benefits from strong visibility and passing traffic. Nearby occupiers comprise a mix of independent retailers, food outlets and service providers, alongside established national operators such as Tesco Express. Together, these uses help to generate a consistent level of footfall and activity throughout the day.

Description

The property comprises a two-storey building with pavement frontage onto Bolton Road and was most recently occupied as a beauty salon. The ground floor features a glazed shopfront providing direct access into a welcoming reception area, benefitting from vinyl flooring throughout, and leads through to a treatment room, an office and a kitchenette positioned to the rear. The first floor provides several treatment rooms together with a WC, offering flexibility to suit a variety of business uses, and is finished with laminate flooring throughout. To the rear, the property benefits from an enclosed yard area. Additional features include gas central heating, roller shutters to the front elevation, traditional lighting throughout, a remotely monitored CCTV system, and an intruder alarm system.

Accommodation

The accommodation totals 872 sqft over 2 floors.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

	Rateable Value	Estimated Rates Payable
Beauty salon & premises	£6,200	£2,678.40 p.a.

Tenure

We understand the property is held freehold under title number GM113787.

Price

On application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.

EPC

The property has a valid Energy Performance Certificate with a rating of C-67.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to Contract

Ref: AG0880 Feb 2026

10 Becham Court,
 Wigan, WN3 6PR

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Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

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