

**FOR SALE**  
**(due to business relocation)**

**375 sq m (4037 sq ft) gross**



**THE OLD SIMPSON HOUSE, 31 BRIDGE STREET, HEYWOOD OL10 1JF**

- Substantial three-storey (plus basement) end terraced office building
- Prominent main road frontage in Heywood town centre
- Fully modernised condition with gas central heating and air-conditioning units
- External disabled access ramp and passenger lift serving main three floor levels
- Adjacent free public car-park
- Potential for alternative uses subject to Planning consent

**01706 638341   [info@boltonmarshall.co.uk](mailto:info@boltonmarshall.co.uk)   [www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)**

## Description

The property comprises a three-storey end terraced office, thought to have originally been built as a private dwelling in 1875. Its subsequent uses have included a public house and Local Authority office.

The building incorporates single and two-storey rear extensions.

It occupies a plot extending to about 390 sq m.

## Location

Location is in Heywood town centre within an established commercial zone conveniently placed for access to all amenities and services. It has a prominent frontage to the main A58.

There is a free public car-park immediately adjacent accessed via St James Street.

## Accommodation

### Internal

Entrance vestibule, lobby and central hallway

with staircase and lift to upper floors

Side entrance with wheelchair ramp

Reception

Rear waiting room

2 offices

Rear entrance lobby

Kitchen/staffroom

### First floor

Landing with staircase and lift

3 offices

Kitchen

Disabled, male and female toilets

### Second floor

Landing with lift

4 offices

### Basement

Lobby area

5 storerooms

The gross internal floor area extends to 375 sq m (4,037 sq ft) plus 125 sq m (1,346 sq ft) to the basement.

Side forecourt with wheelchair ramp to side entrance

Private rear yard with attached single-storey outbuilding containing three stores.

## Services

Gas central heating and air-conditioning units are installed.

There are fire and security alarm systems.

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

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### Tenure

Freehold (HM Land Registry Title No. MAN185035)

### Rateable Value

RV £15,250.

### Terms

For sale - £325,000 ono

### VAT

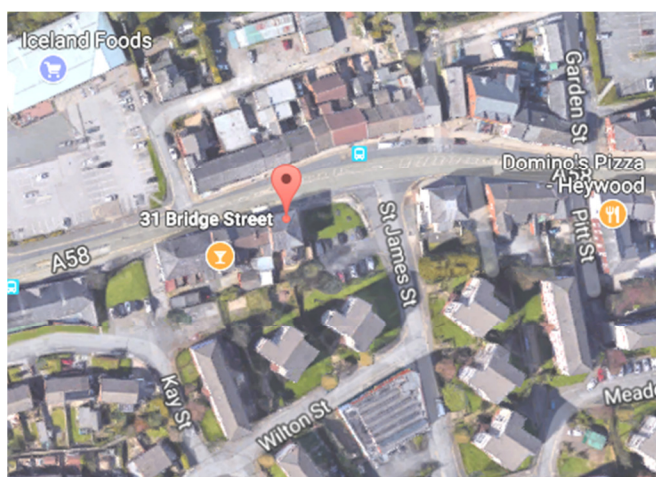
All prices/rents quoted are exclusive of but may be liable to VAT at the prevailing rate.

### Viewing

Strictly by appointment with the sole Agents, Bolton Marshall, Victoria Building, 9-13 Silver Street, Bury BL9 0EU.  
Telephone 01706 638341. Contact: Paul Marshall. Email : [psm@boltonmarshall.co.uk](mailto:psm@boltonmarshall.co.uk)

Ref: PSM/dm/18/A120

Date: 25<sup>th</sup> July 2017



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## Energy Performance Certificate

Non-Domestic Building



31 Bridge Street  
HEYWOOD  
OL10 1JF

Certificate Reference Number:  
0960-4915-0305-1500-5030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	450
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	77.75
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

67

If typical of the existing stock

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