

FOR SALE

RETAIL INVESTMENT OPPORTUNITY

144.66 SQ M (1,557 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**172 CAMPBELL STREET
FARNWORTH
BOLTON
BL4 7HW**

£240,000

- First floor vacant – to let at £7,200 per annum
- Multiple income streams
- May suit alternative uses subject to planning
- Mixture of residential premises in surrounding area
- Ample on street parking directly outside the property



LOCATION

The subject property is located upon Campbell Street, in a mixed use residential area of Farnworth, approximately 1.2 miles west of Farnworth town centre and 2.8 miles south east of Bolton town centre.

Within the immediate vicinity, there are majority residential properties, as well as commercial operators such as a spar and other independent retailers. In addition, the property is well served by public transport links nearby.

The subject property is also located close to The Royal Bolton Hospital and is situated 1.4 miles south east of St Peters Way (A666) which in turn provides access to the M61 motorway network.

DESCRIPTION

The subject property comprises a two storey semi detached retail premises of traditional cavity red brick construction set beneath a pitched and slated roof covering. The properties front elevation is finished with a painted render.

The ground floor element is currently occupied as a hair salon with the first floor office accommodation currently to let.

At first floor level directly above the hair salon is an office space, which is accessed via a self contained stairwell located in between 172 and 170 Campbell Street within the properties front elevation. The pedestrian doorway is concealed by an electrically operated roller shutter. The office is open plan in nature comprising of plaster painted walls and ceilings. This element may suit alternative uses subject to planning permission.

Located off the two storey element is a single storey extension of red cavity brick construction set beneath a flat bitumen felted roof covering. This retail unit is currently occupied and operates as a café/sandwich shop.

There is also a domestic garage currently let to a private individual on a handshake agreement generating £1,200 per annum.

There is ample on street parking available directly outside the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
TOTAL	144.66	1,557

OCCUPATIONAL LEASES

The property is currently let to 3 private individuals on the below terms with the first floor currently marketed with Lamb and Swift Commercial seeking £7,200 per annum. A copy of the Marketing Particulars are available upon request.

172 Campbell Street

The property is let to a private individual operating as a sandwich shop for a term of 10 years from the 1st August 2023 paying a passing rent of £6,000 per annum. The Lease incorporates rent reviews every 3rd Anniversary of the term.

172a Campbell Street

The property is let to a private individual operating as a hairdressers for a term of 5 years from 1st May 2023 paying a passing rent of £7,800 per annum set to rise to £8,400 per annum on the 3rd Anniversary of the term.

Garage

The garage is let on a handshake agreement to a private individual paying £100 per month. However, the Tenant is set to sign a 12 month Licence Agreement.

Copies of the Tenancy Agreements are available upon request.

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SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nathan Broughton

Email: nbroughton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the following rateable values:-

172 Campbell Street – Shop and Premises - £2,400

172 Campbell Street – First Floor Offices and Premises - £4,850

172A Campbell Street – Shop and Premises - £5,500

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.