

FOR SALE

TOWN CENTRE RETAIL INVESTMENT

905 SQ FT (84.03 SQ M)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**55 MARKET STREET
FARNWORTH
BOLTON
BL4 7NS**

**OFFERS IN THE
REGION OF
£140,000**

- Well positioned high street retail property
- Excellent transport links and close proximity to A666 and M61
- Close to many local amenities
- Yield of 7.65%
- Currently let to Farnworth 1 Foods Ltd for a term of 10 years which commenced 1st Sept 2022
- Prominent retail frontage with high footfall
- Offers in the region of £140,000



LOCATION

The subject property is located in Farnworth, which is approximately 3 miles south of Bolton town Centre, with good access to St Peters Way (A666) which in turn provides access to the M61 and thereafter the M60.

The subject property fronts onto directly onto Market Street, almost directly across from its junction with Bank Street. The property sits at the end of a block of three similar premises.

Within the immediate area is a wide range of majority local covenant retail operations, various commercial office and ancillary uses, as well as a large amount of residential accommodation, particularly to the rear and beyond Market Street.

DESCRIPTION

The building is an end terrace of traditional brick construction set beneath a pitched and slate covered roof.

Internally, to the ground floor is a retail area, currently utilised as a fast food takeaway, with food preparation and kitchen areas, plus additional stores. The first floor accommodation is accessed via a staircase from the ground floor and provides for a series of ancillary storage rooms, together with galley kitchen and staff WC's.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	42.15	454
First Floor	41.88	451
TOTAL	84.03	905

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RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,700.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

VAT

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

OCCUPATIONAL LEASE

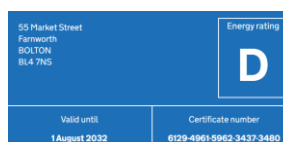
The property is let to Farnworth 1 Foods Ltd, for a contractual term of 10 years from and including 1st September 2022. The initial rent agreed under the lease is £10,900.

SERVICES

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

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

EPC



LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

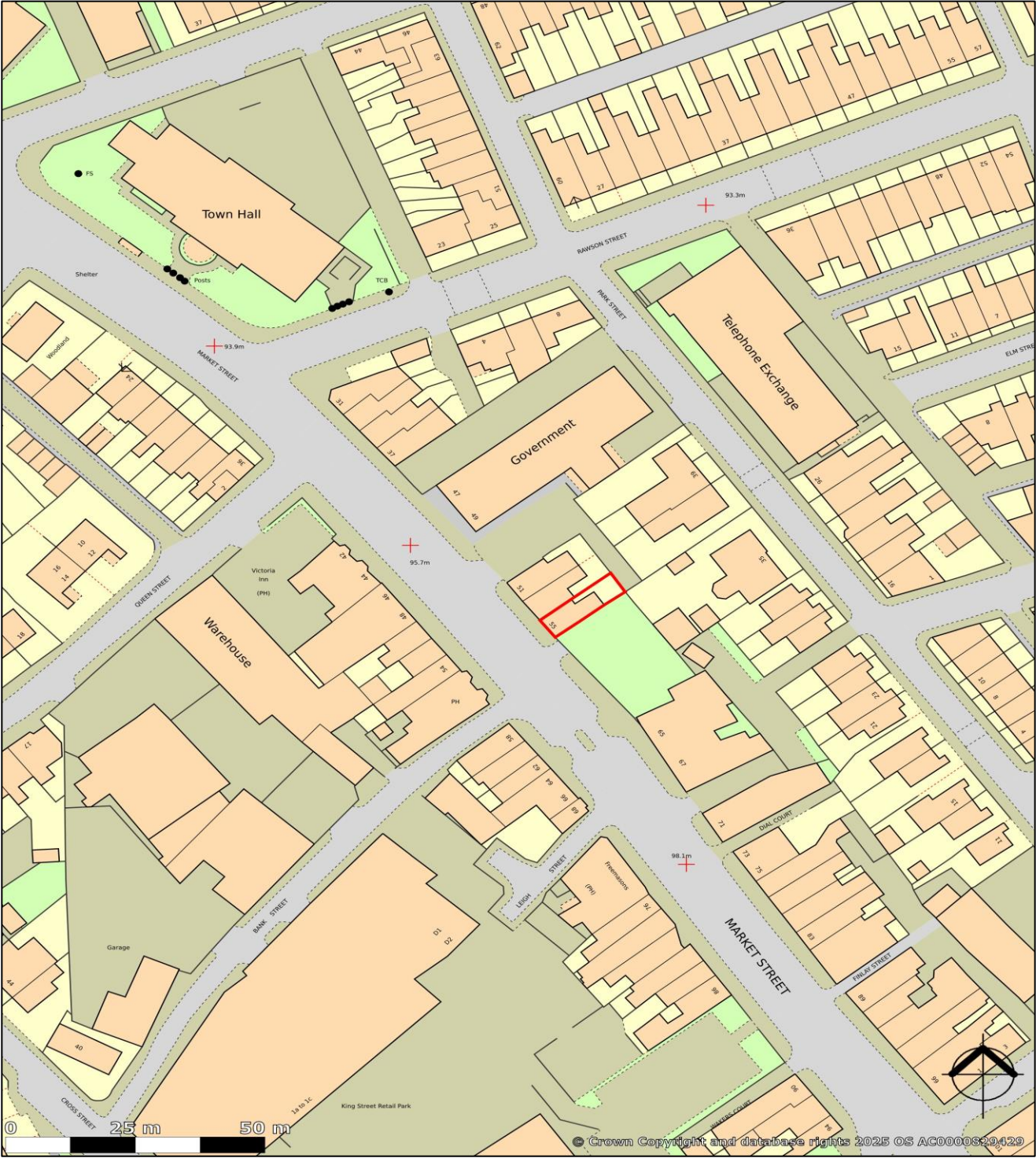
Contact: Kieran Sutton

Email: ksutton@lambandswift.com

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



SITE PLAN



Important Notice
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract. b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

