

TO LET

**RETAIL WAREHOUSE WITH OFFICES AND
MEZZANINE**

470.60 SQ M (5,066 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



- Extensive end of terraced retail warehouse property
- Including self-contained offices and mezzanine
- Located on established mixed use development in Farnworth Town Centre
- Ample shared car parking on-site (including exclusive parking for 4 vehicles)
- Previously utilised as Children's Play Centre, Workshop and Offices
- £40,000 per annum on a new tenant full repairing and insuring lease

LOCATION

The subject premises are located in Farnworth Town Centre approximately 2 miles south of Bolton and 10 miles north west. The A666 St Peters Way is approximately 1/2 a mile from site which provides immediate access to Bolton Town Centre and the National Motorway Network.

King Street Retail Park is a popular and mixed use development with nearby occupiers including an indoor market, hosting a variety of stalls and shops, together with a gymnasium, furniture maker/retailer and a carpet showroom.

DESCRIPTION

Unit D1 comprises a modern, end of terraced retail warehouse of brick and steel frame construction, set beneath a pitched and part flat roof covering.

Internally, the property is arranged over ground and first floor mezzanine levels.

Unit D1 is the main retail warehouse unit, formerly occupied as a Children's Soft-Play Centre. At present, the unit is fitted-out as a Soft-Play Centre and would suit of continued use, however, the property would suit a variety of uses including showroom, trade counter, warehouse etc., subject to planning permission.

Externally, there is free car parking for customers and visitors and the unit itself benefits from exclusive parking for 4 vehicles.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
<u>Unit D1</u>		
Ground Floor – Play Centre/Warehouse	352.90	3,799
First Floor – Ancillary	117.70	1,267
TOTAL	470.60	5,066

LEASE TERMS & RENTAL

Available by way of a new tenants effective Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £40,000 per annum.

SERVICES

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

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value as below:-

Unit D1 (Play Centre) - £22,750 from 1st April 2023.

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.

EPC

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

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.

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Contact: Nick Swift

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Contact: Lois Sutton

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Lamb & Swift Commercial

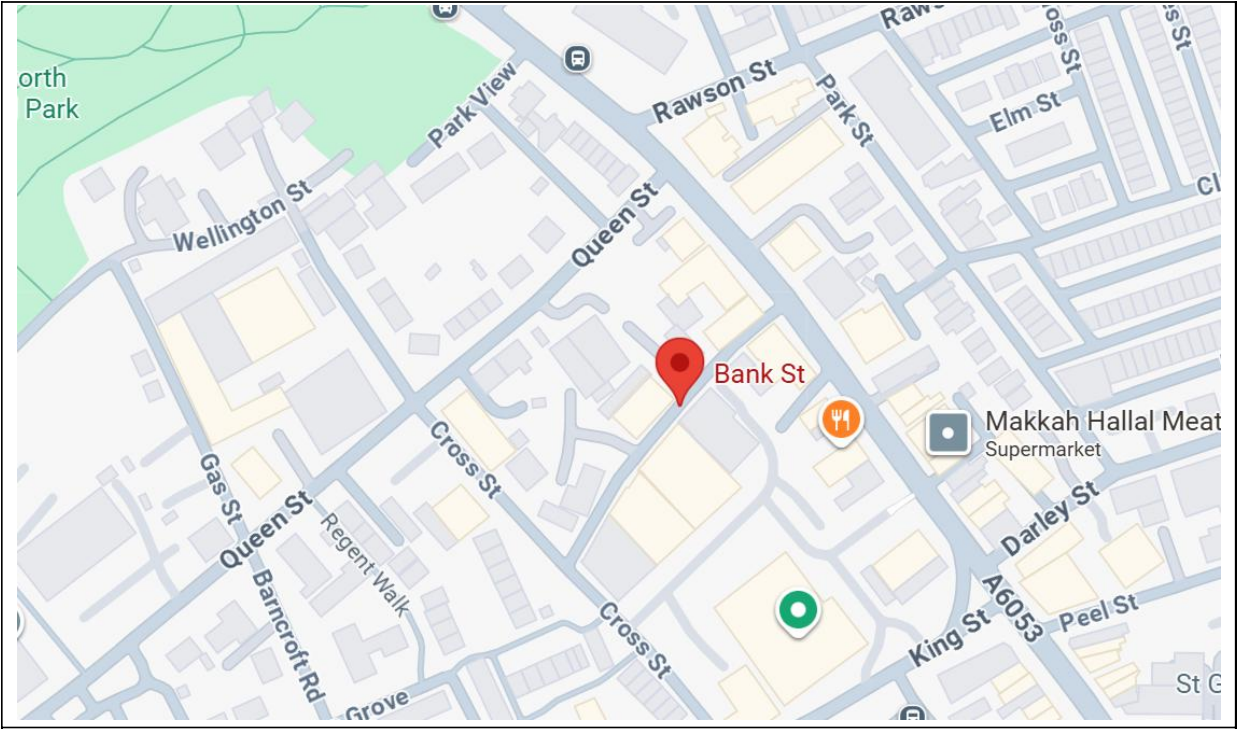
179 Chorley New Road

Bolton

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Location Plan



Site Plan

