

# 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](http://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
<b>TOTAL</b>	<b>470.60</b>	<b>5,066</b>

### 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 1<sup>st</sup> 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.

**Telephone:** 01204 522275

**Contact:** Nick Swift

**Email:** [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

**Contact:** Lois Sutton

**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Contact:** Kieran Sutton

**Email:** [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

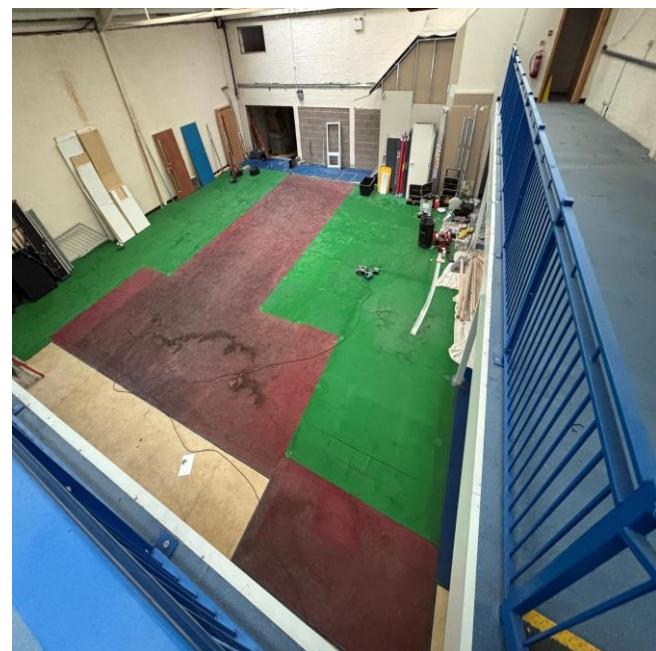
**Lamb & Swift Commercial**

**179 Chorley New Road**

**Bolton**

**BL1 4QZ**

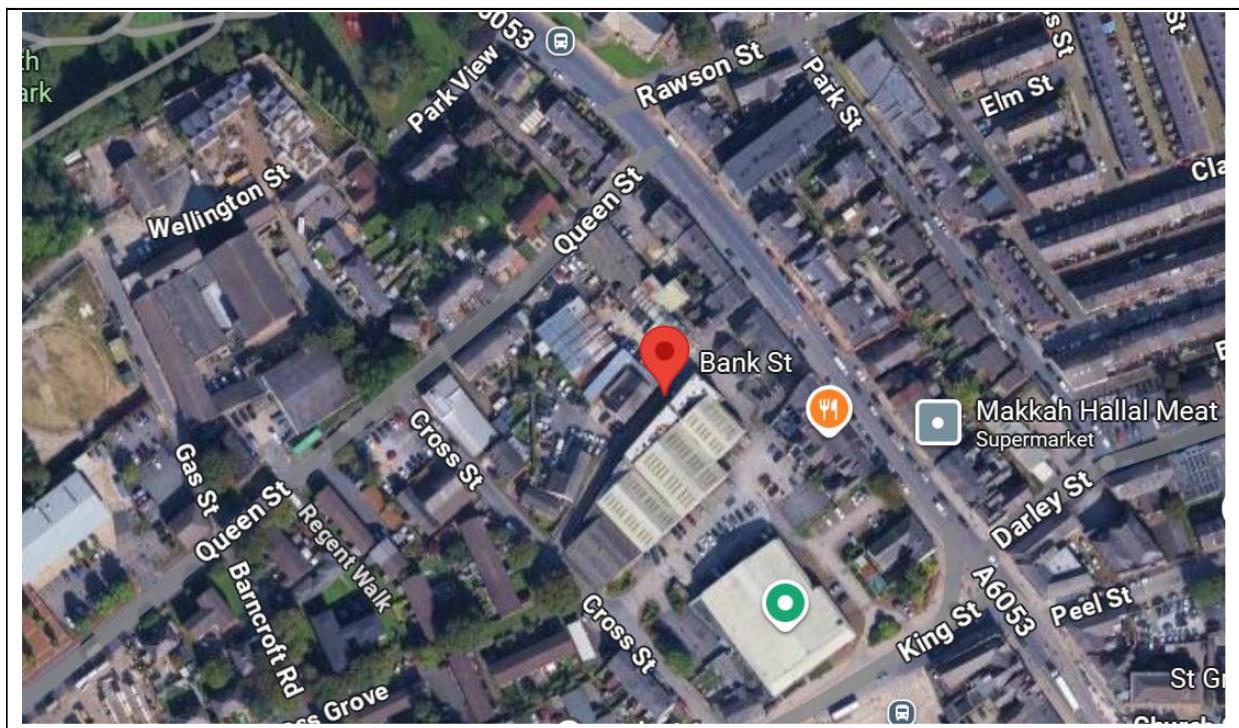
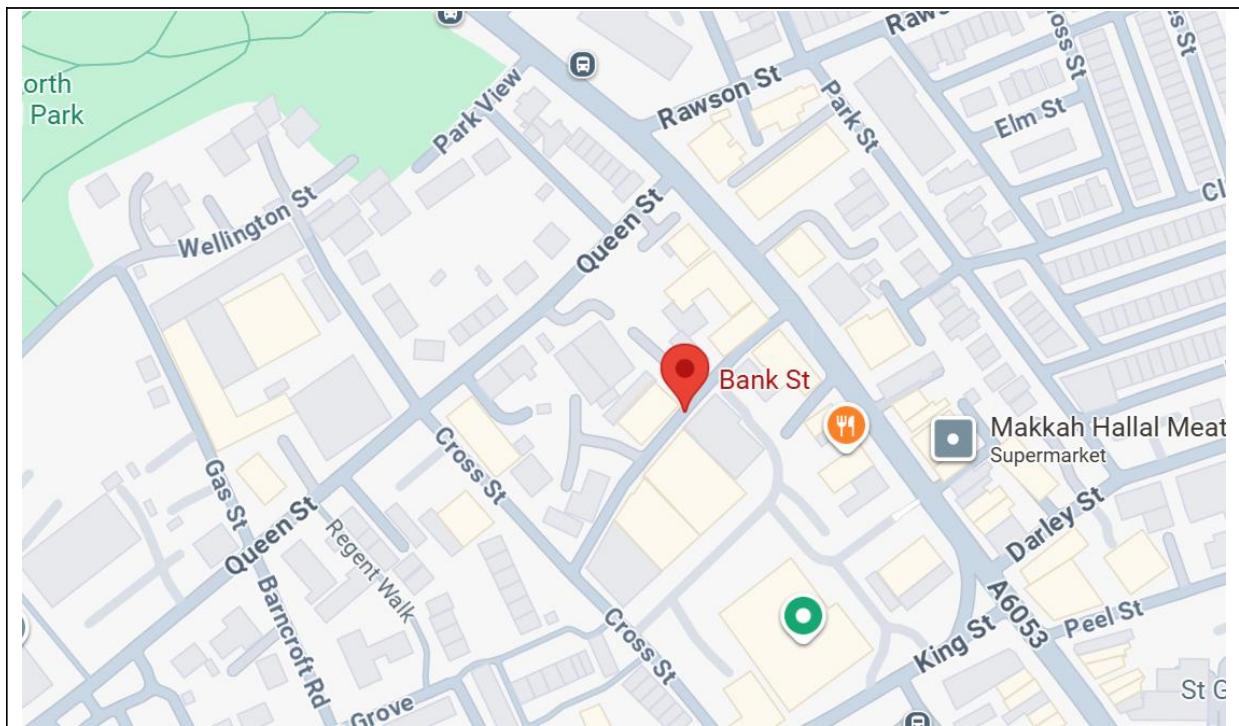




**Important Notice**

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.

### Location 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.

## Site Plan

