



For Sale - Site of 0.8 acre potential for residential development subject to P.P.

Land And Buildings, St. Germain Street, Bolton, Lancashire, BL4 7BQ

0.80 Acres (0.32 Hectares)

- Located in a established residential area
- Potential for development subject to the necessary planning consents
- Possible commercial uses
- Previously educational facility
- Close to Farnworth Town Centre

Description

The site comprises a rectangular shaped land of 0.8 acres. With a single storey detached building located on site with a large car park and grassed areas. We have not inspected the unit internally but understand it is circa 3000 sq. ft and in a basic condition.

The property is let to kick boxing gym on a 10 year lease, due to expire in 2023. We understand the current rent is £20,800 pa and there is a rolling 6 month break clause. The tenancy is also excluded from the land and tenant act 1954 part II.

Location

The site is located on St Germain Street Farnworth. It is a predominately residential area with some commercial uses towards the rear of the site. It is close to a Primary School and Farnworth Town Centre can be accessed within a 5 minute walk.

Accommodation

We have measured the site via Ordnance Survey and the site extends to circa 0.8 acres.

Tenure

The property is held on a long leasehold basis for a 999 year term from 1876.

Price

Seeking offer of £495,000 on an unconditional basis. Conditional bids may be considered on their own merits. Subject to Contract

Planning Use

The site is currently used as a kick boxing gym and has historically been used for educational purposes. The site may be suitable for alternative uses including residential development.

We would recommend interested parties make their own enquiries with the relevant planning consultants in this regard.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

We understand the building has a rateable value of £6,835

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221030 / 07855773792
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