



For Sale Prominent Retail Premises with upper floor accommodation

109 Market Street, Farnworth, Bolton, Lancashire, BL4 8EX

1,272 ft² (118.17 m²)

- Prominent Corner position
- Suitable for a variety of uses
- Close to the Capital & Centric Development at Farnworth Green
- Suitable for owner occupiers
- Secure Premises
- Ready for immediate occupation

Description

Situated in a highly prominent corner position along Market Street in the heart of Farnworth Town Centre the subject property is a two story commercial premises with ground floor retail/office space. The first floor was previously used as a two bedroom flat, however, has also historically been used as an office.

The ground floor provides an open plan sales area with excellent return frontage. It has a office, kitchen and W.C. to the rear. Along with a rear access which is shared with the upper floor flat. Here these provided a lounge area, two bedrooms and a small kitchen and W.C. The property is secured via an electric roller shutter over the windows and doors of the ground floor. Finally the property benefits from gas central heating and electric heaters.

Location

The property is located on a busy junction in Farnworth Town Centre and benefits from being in an area of good footfall with prominent frontage on to the main road. The town centre amenities are all within walking distance and the property is easily accessible via the A666. Market Street is popular with a range of retail users.

The property is also a short distance from the Farnworth Green Development off Farnworth precinct. Here it will provide 97 Dwellings comprising 12 new family homes and 85 apartments, all built to a modern and contemporary design. Farnworth Green will also provide 20,000 sq. ft of new retail, commercial space as well as a community hub.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas.

- Ground Floor: 62.2 sq m (669.5 sq ft)
- First Floor: 55.99 sq m (602 sq ft)

Total: 118.19 sq m (1,272 sq ft)

Tenure

We understand the property is held freehold. We advise all parties to undertake their own investigations in this regard.

Price

£150,000 subject to contract

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

The ground floor has a Rateable Value of £5,000

The upper floor has a council tax banding of A

We would recommend interested parties make their own enquiries in this regard.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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