



Office/ showroom Premises To Let

Showroom, Cawdor Mill, Farnworth, BL4 7JA

Size 1,364 ft² (126.72 m²)

- Established industrial location close to Farnworth town centre
- Suitable for a variety of uses subject to planning permission
- Excellent transport links
- Ready for immediate occupation

Description

The subject property is a single storey, self contained office/ showroom, light industrial unit of brick construction under a pitched tiled roof. The accommodation has recently been renovated to a standard commensurate with retail/office premises and comprises of a large open plan ground floor with mezzanine level, office and W/C. The unit benefits from plaster painted walls, period windows, spotlights. Ready for immediate occupation.

Location

The property is located on Cawdor street in the Farnworth area of Bolton and is well positioned for access to both Farnworth Town Centre and also Bolton Town Centre.

The property is also well located for access to the A666 (St Peters Way) which provides access directly to the M60, Manchester City Centre and the wider motorway network.

The immediate area surrounding the property is a mix of both residential and commercial users.

Accommodation

The subject property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area (NIA) basis. Size 1,364 ft² (126.72 m²)

Rent & Lease Terms

£12,000 Per annum payable monthly in advance and exclusive of all other outgoings. It will be held on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use class E

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Current rateable value (1 April 2026 to present)

£7,700

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher

01204 221 030

john.fletcher@fletchercre.co.uk

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