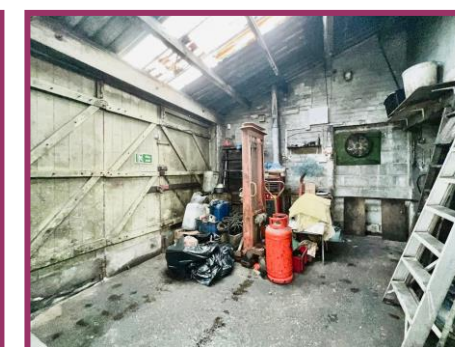


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**REAR 35 HARROWBY STREET, FARNWORTH, BL4 7BR**



- Workshop/light industrial building
- Circa 1,680sq ft inc mezzanine
- Been used by an engineering company
- Timber vehicle access doors
- Reception, kitchen/staff rm, store rm
- Versatile building suiting many industries
- Sold with no upward chain delay
- Ideal to improve to own specifications



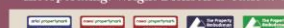
**Offers in Excess of £59,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



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A workshop and premises building positioned to the rear of 35 Harrowby Street in the heart of Farnworth, Bolton, just off the main road close and close to other light industrial units. The building has for many years been used by a successful engineering company, and the premises is only being offered to the market due to retirement. The accommodation extends to around 1,680sq ft/161 sq m inclusive of the mezzanine storage level. The property is being sold via auction on February 26th starting at 10am. It is fair to point out the the property could benefit from a some improvement works, and this may be an ideal opportunity to improve a building to your own tastes, specifications and business needs. This is versatile accommodation which briefly comprises: customer reception area, large open plan workspace with vehicle access area, kitchen/staff room, storeroom, WC room and ladder accessed mezzanine storage space. The rateable value as of January 2025 £7,400 pounds, and the property is sold via auction with no further upward chain delay. Any advanced offers should be lodged with our auction partner Pugh and Co and in the first instance a walk through viewing video is available to watch and then Cardwells Commercial Estate Agents would be pleased to show you around via advanced appointment. Approximate floor area. According to the tax service website the total floor area is 156.1 m<sup>2</sup> which is around 1,680 ft.<sup>2</sup>, this is including the mezzanine area. The approximate sizes as listed with the tax services website are: Ground Floor Under Supported Floor: 12.6 m<sup>2</sup>/135ft<sup>2</sup>. Mezzanine Floor Internal Storage: 12.6m<sup>2</sup> / 135ft<sup>2</sup>. Ground floor workshop: 130.9 m<sup>2</sup> / 1496 ft<sup>2</sup> More individual measurements of how the space is divided are below.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Customer reception:** 9' 2" x 7' 3" (2.789m x 2.211m) uPVC entrance door, single glazed window, reception desk area, gas meter. There is an external roller shutter to the pedestrian door.

**Ground floor workshop:** 9' 1" x 9' 10" (2.766m x 2.997m) This is predominantly open plan with vehicle access folding timber doors to the front, single glazed windows to the front, and offers superb space for engineering works and probably have whole variety of industries. There is a section off separate WC room, wash hand basin, water meter. The maximum head height is around 3.931m and there is a first floor mezzanine storage area which is around 2.7 66X 2.997 this needs to be accessed via a ladder.

**Staff room/kitchen:** 11' 8" x 8' 1" (3.562m x 2.466m) Stainless steel sink, wall mounted cabinets, uPVC window to the rear, wall mounted fuse box.

**Storeroom:** 8' 3" x 5' 11" (2.505m x 1.805m)

**Rateable value:** £7,400 According to [tax.service.gov.uk/business-rates-find/valuation/start/2736582000](http://tax.service.gov.uk/business-rates-find/valuation/start/2736582000). The rateable value is £7475 and this is rounded down to a rateable value figure of £7400.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or

fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

