



**103-107 MARKET STREET, FARNWORTH, BOLTON
BL4 7NS**



- Superb portfolio of commercial property
- Income of £102,960 P/A
- Prime corner location in Town Centre
- 1st Floor leased GRS Accountants
- Hairdressers/ Little Boppers/ Nightclubs/ 1st floor offices
- Building, fixtures & fittings etc to a very high standard
- 4 Established tenants
- Sale by Auction

Auction Guide Price £800,000

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.



Cardwells are joint agent with Pugh & Co who will Auction the property on the 30th April 2025. There are 4 tenancies which produce a rental of £102,960 pa and at present, the property is managed by the Landlord/Vendor. The tenancies are as follows; SJ's Hair and Beauty, long term tenant with recent new 5 year lease £9,360 pa Little Boppers (shop) £15,600 pa Night Club (Basement) £26,000 pa 1st Floor offices GRS Accountants, 3 years into a 5 year lease £52,000 There is a plan/photos of the 1st floor which based on it's EPC offers 3261ft 2. As can be seen the property really is in a fully refurbished and extremely well presented condition with all fixture and fittings being a very good standard. EPC grade B - we await the new EPC's which will shortly follow on the other properties. Viewings are strictly by appointment only via Cardwells Estate Agents 7 days a week, please call 01204 381281 or email bolton@cardwells.co.uk
NOTE: A full Legal pack is currently being prepared by the Vendor's Solicitors.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Viewings: Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Flood Risk Cardwells Estate Agents Bolton pre marketing research shows that the property is in a low flood risk area.

Council Cardwells Estate Agents Bolton pre marketing research shows that the local authority is Bolton Council.

Conservation Area Cardwells Estate Agents Bolton pre marketing research shows that the property is not in a conservation area.

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

