



For Sale - Large Commercial building on 1 acre of land potential for Development

The Harrowbys, Mill Street, Farnworth, Bolton, BL4 7BH

1 Acres (0.4 Hectares)

- Development opportunity suitable for a variety of uses
- Popular location
- Potential to retain and refurbish existing buildings
- Close to Farnworth Town Centre
- Mix use location

Description

The Harrowbys is a large detached single storey commercial building providing 6,350 ft² of accommodation on a 1 acre site. The site is rectangular shaped and level, part of the site is tarmacked and grassed.

Whilst we have not inspected the premises it was previously used as a care facility providing largely cellular accommodation. The building requires refurbishment throughout.

The client is seeking unconditional bids which are not conditional on securing planning consent.

Location

The property is situated at the Junction of Mill Street and Harrowby Street, close to the A575 Albert Road and B6199 Glynne Street Junction. Farnworth Town Centre is 0.25 miles to the east and the property has good road links to the M60 Orbital Motorway and M61 Motorway.

Mill Street is of mixed use - with a mix of industrial users close by along with residential properties opposite the subject site.

Accommodation

We have been provided with the floor areas and we understand the building provides 589.92 m (6,350 ft) of accommodation on a gross internal area basis.

Tenure

Majority Freehold a small section of the site is long leasehold.

Price

Offers over £600,000 subject to contract

Planning Use

The property has previously been used as a care facility, D1 use. The site is suitable for a variety of uses including office, industrial and residential. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

The property appears not to be listed on the VOA rating list. We recommend interested parties raise their own enquiries in relation to the existing and any future rates liabilities.

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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