



Cobden Mill, Gower Street, Farnworth, Bolton, BL4 7EP

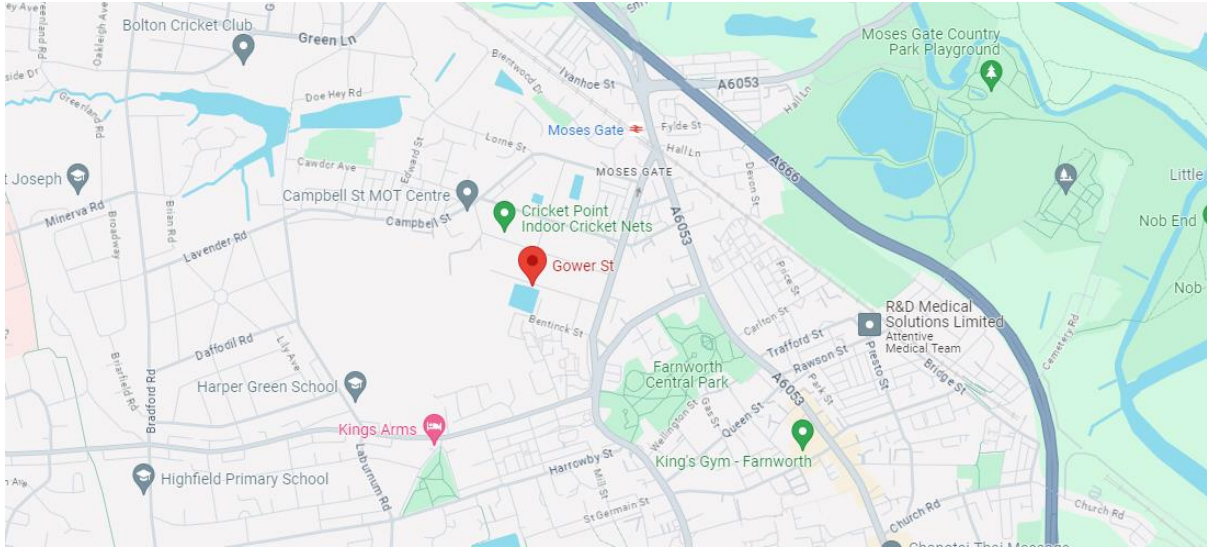
199,498 sq ft approx.

Detached Five Storey Mill

- Goods lift to all floors
- Loading doors on the ground floor
- Fully sprinklered
- Sits on approx. 2.44 acres
- **PRICE ON APPLICATION**



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Location

The property is located in Farnworth which lies 2.3 miles South of Bolton and is just to the North of the junction of the M60 and M61 Motorways. The A666 dual carriageway links the M60 with Bolton Town Centre. The mill is accessed from both Gower Street and Bentinck Street and between these two streets is a small reservoir which used to serve the mill.

Description

The property comprises a 5 storey mill which benefits from the following:

- Sprinklered throughout
- WCs to the majority of the floors
- Loading on the ground floor
- A goods lift which services all the floors of the mill

The mill at the moment is mostly tenanted on very flexible lease terms. The gross rent which the mill is currently generating is £178,440 per annum excluding vat.

Rental

The property is available on a freehold basis. The price is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk