

*Artist Impression

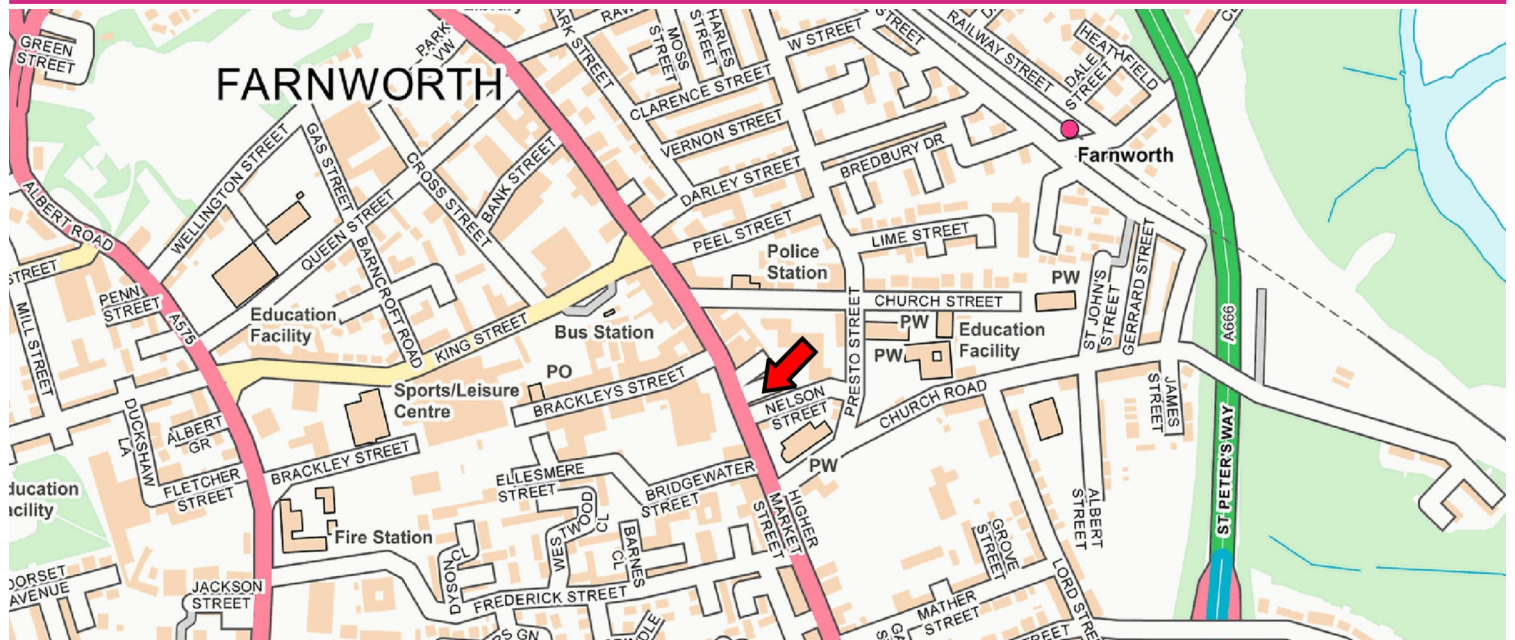


**INVESTMENT AND FUTURE
RE-DEVELOPMENT OPPORTUNITY
283.52 SQ M (3,052 SQ FT) ON 0.091 ACRE SITE**

FOR SALE

**151-155 MARKET STREET
FARNWORTH
BOLTON
BL4 8EX**

- ◆ Held Freehold (GM209907)
- ◆ Detached premises with rear car park
- ◆ Currently let to Lloyds TSB Bank PLC expiring 24.03.2023
- ◆ Passing Rental £21,750 per annum
- ◆ Planning application submitted for approval for the erection of new 4 storey building (App No: 11548/21) including 14 x apartments and 2 x retail units
- ◆ High street location in the centre of Farnworth
- ◆ Offers in the region of £600,000



LOCATION

Located in the heart of Farnworth town centre prominently fronting Market Street (a6053) and opposite Farnworth Shopping Centre on Brackley Street with nearby occupiers including Home Bargains, ASDA food-store, The Post Office and a number of local independent retailers.

DESCRIPTION

Comprising a traditionally constructed, 2 storey bank premises of standard cavity brick construction and set beneath a pitched and slated roof covering.

Internally, the property is arranged over ground and first floors, providing for predominantly retail accommodation on the ground floor, together with office, plant-room, WCs and staff welfare facilities on the first floor.

At the rear of the property there is a private car park for circa 3 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	200.20 sq m	(2,156 sq ft)
First floor	82.31 sq m	(886 sq ft)
Total	282.51 sq m	(3,012 sq ft)

SALE PRICE

Offers in the region of £600,000 exclusive.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

PLANNING

Planning permission has been submitted for approval by the current owners under Planning Reference 11548/21 for the demolition of the existing building and erection of a new 4 storey premises including 2 x ground floor retail units together with 8 x 1 bed apartments and 6 x 2 bed apartments at 1st, 2nd and 3rd floor levels.

TENURE

Held Freehold under Title No: GM209907.

OCCUPATIONAL LEASE

The property is currently let to Lloyds TSB Bank PLC by way of an FRI lease expiring on 24th May 2023. The passing rent is £21,750 per annum exclusive.

RATES

Rateable Value: £23,750 (2017 Rating List)

The Standard Uniform Business Rate for the 2021/2022 Financial Year is 0.499 pence in the £, or £0.512 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell

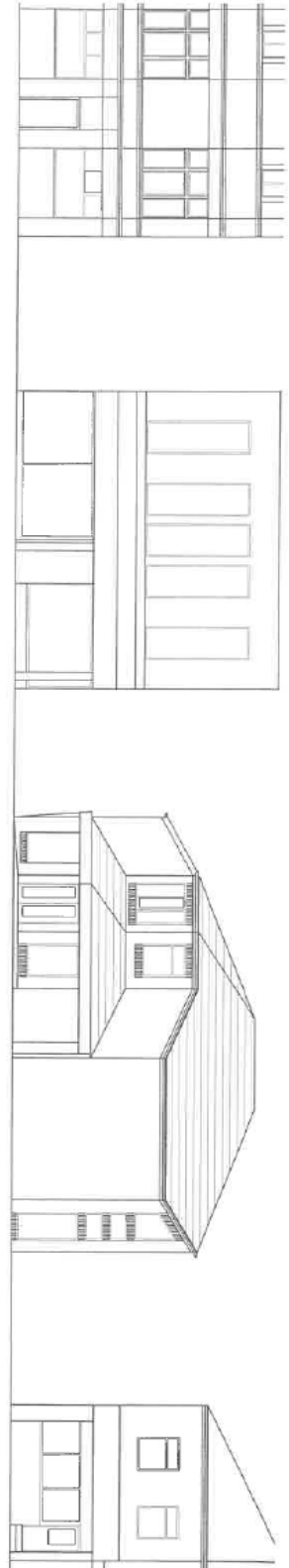
Telephone: 01204 522 275

Email: dwestwell@lambandswift.com

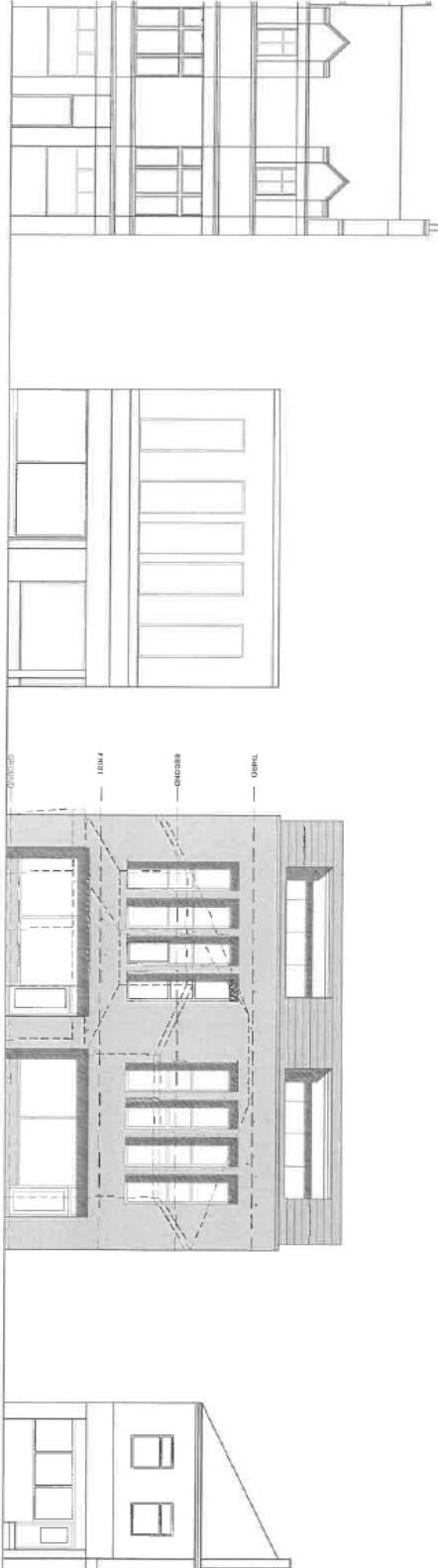
Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



EXISTING STREET SCENE - MARKET STREET

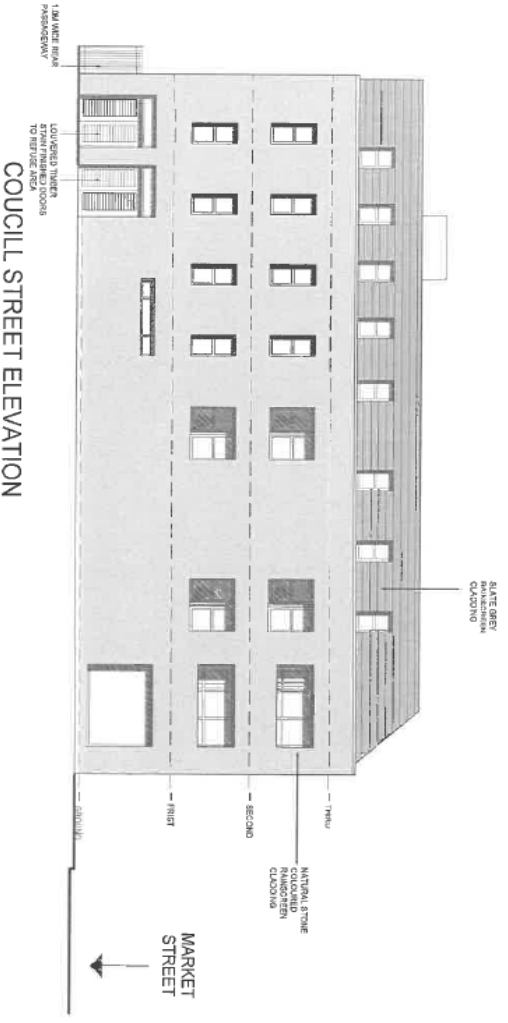
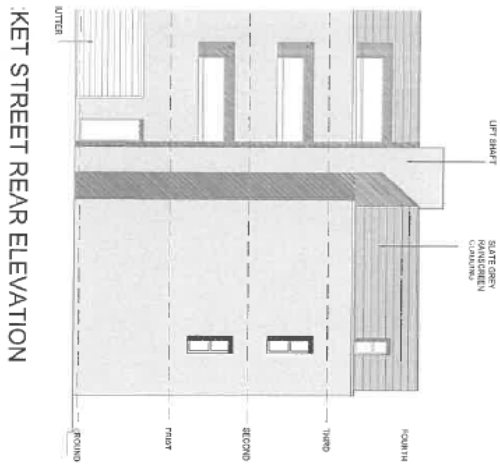
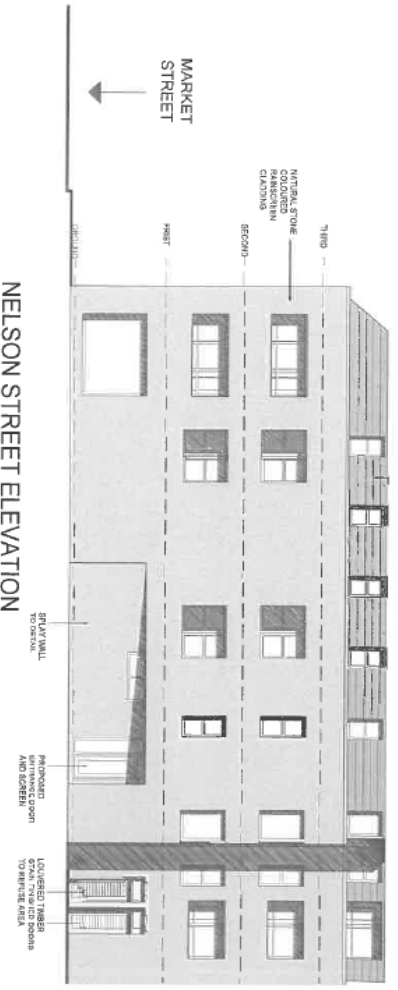
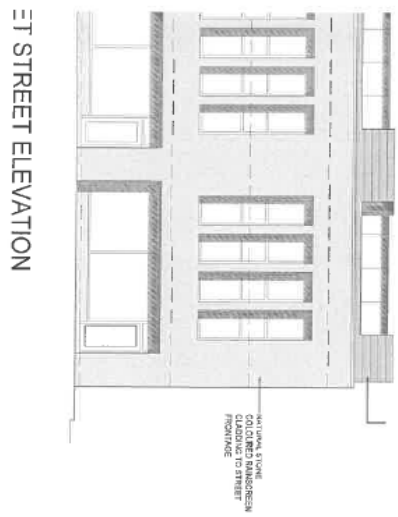


PROPOSED STREET SCENE - MARKET STREET

REV	DESCRIPTION
A	FABRIC REPAIRS
B	ELEVATIONS /
C	ELEVATIONS /
EXISTING AN	
PROPOSED DE	
K983 - 151-155	

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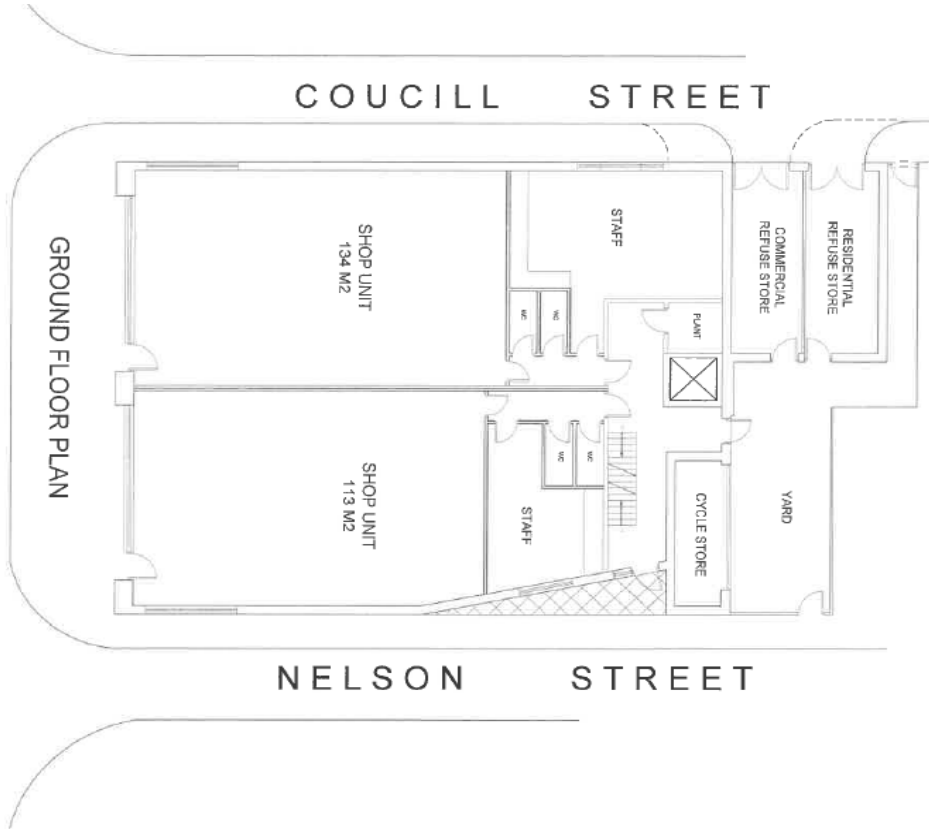


REV	DESCRIPTION
A	FASCIA REPAIR
B	ELEVATIONS 1
C	FURTHER AVE 22.02.21 D.D.

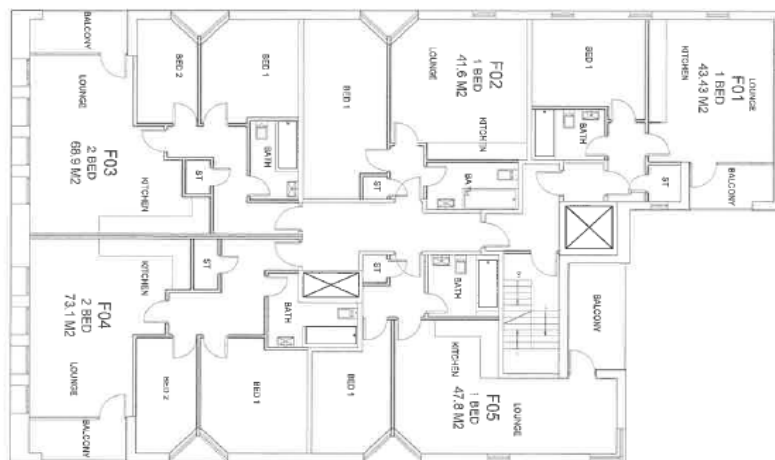
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 PROPOSED DE

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MARKET STREET



FIRST FLOOR PLAN

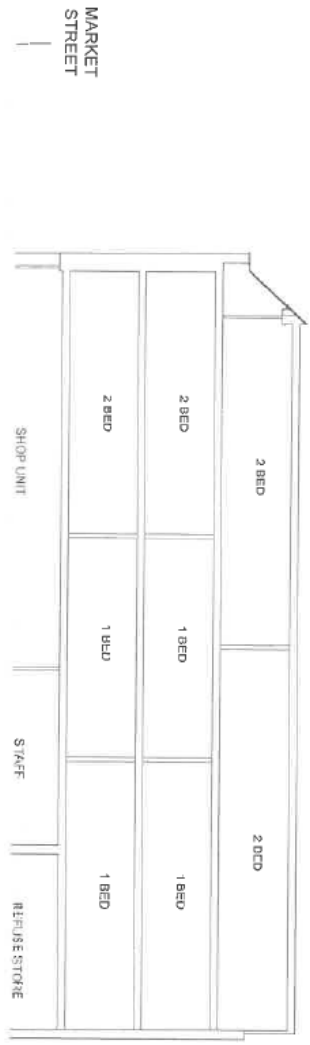
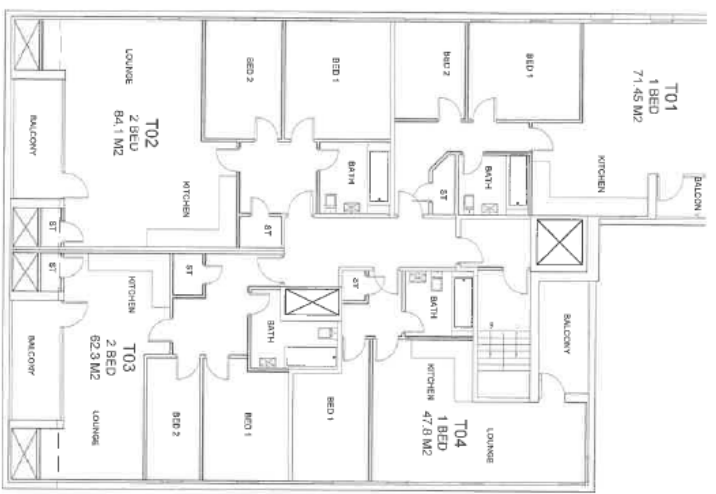
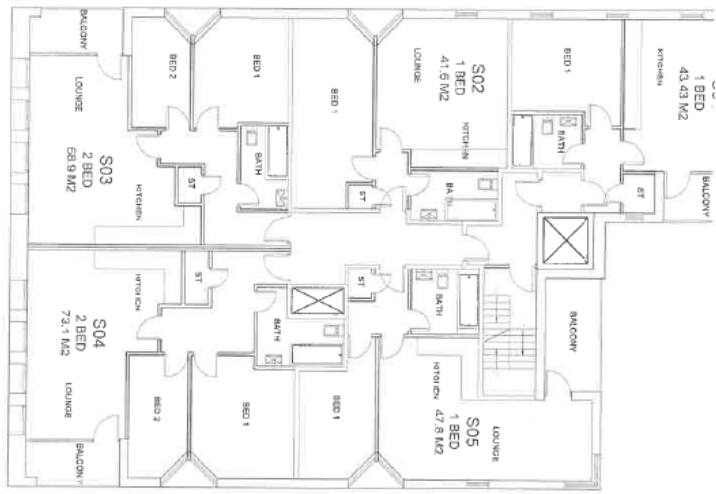


REV	DESCRIPTION
A	FLOOR PLANS
B	FLOOR PLANS
C	FURTHER NAME

PROPOSED

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REV	DESCRIPTION
A	FLOOR PLANS
B	FLOOR PLANS
C	FURTHER AMI

PROPOSED AND SECTIC PROPOSED DE K963 - V51-155

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