



FOR SALE

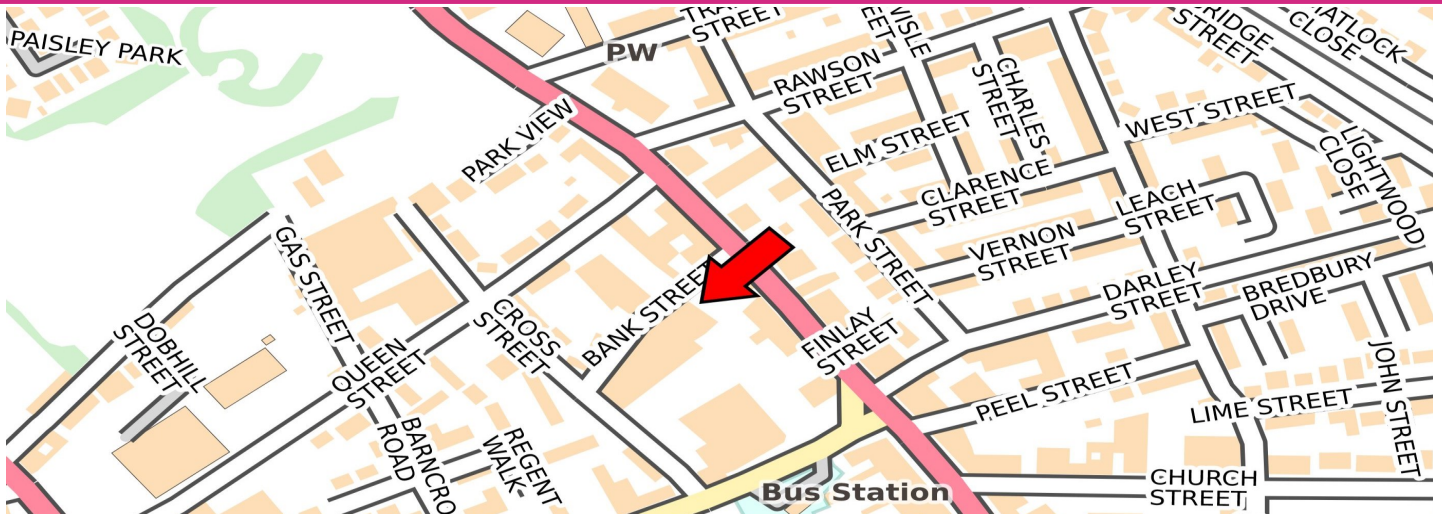
RETAIL WAREHOUSE WITH OFFICES, STORES AND WORKSHOP

689.80 SQ M (7,425 SQ FT)

FOR SALE

UNIT D1/D2
KING STREET RETAIL PARK
BANK STREET
BOLTON
BL4 7AS

- Extensive end of terraced retail warehouse property
- Including self-contained workshop/offices
- Located on established mixed use development in Farnworth Town Centre
- Immediate area to be subject to re-development/re-generation in the coming years
- Effective Freehold (Long Leasehold with 768 years unexpired)
- Ample shared car parking on-site (including exclusive parking for 4 vehicles)
- Previously utilised as Children's Play Centre, Workshop and Offices
- Capable of multiple occupation and would suit a variety of uses subject to planning permission
- Offers in the region of £475,000 plus VAT



LOCATION

The subject premises are located in Farnworth Town Centre approximately 2 miles south of Bolton and 10 miles north west. The A666 St Peters Way is approximately 1/2 a mile from site which provides immediate access to Bolton Town Centre and the National Motorway Network.

King Street Retail Park is a popular and mixed use development with nearby occupiers including an indoor market, hosting a variety of stalls and shops, together with a gymnasium, furniture maker/retailer and a carpet showroom.

DESCRIPTION

Unit D1/D2 comprises a modern, end of terraced retail warehouse of brick and steel frame construction, set beneath a pitched and part flat roof covering.

Internally, the property is arranged over ground and first floor levels, however, is effectively sub-divided into 2 x separate units (D1 & D2).

Unit D1 is the main retail warehouse unit, formerly occupied as a Children's Soft-Play Centre. At present, the unit is fitted-out as a Soft-Play Centre and would suit of continued use, however, the property can be cleared and would suit a variety of uses including showroom, trade counter, warehouse etc., subject to planning permission.

Unit D2 comprises a ground floor workshop with loading bay and impressive first floor, open plan offices.

Externally, there is free car parking for customers and visitors and the unit itself benefits from exclusive parking for 4 vehicles.

SOFT-PLAY EQUIPMENT — Available to purchase by way of separate negotiation.

ACCOMMODATION

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

Unit D1

Ground floor—Play Centre/Warehouse	352.90 sq m	(3,799 sq ft)
First floor—Ancilling	117.70 sq m	(1,267 sq ft)

Unit D2

Ground floor—Workshop/Office	81.20 sq m	(874 sq ft)
First Floor—Office	138.00 sq m	(1,485 sq ft)

TOTAL	689.80 sq m	(7,425 sq ft)
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SALE PRICE

Offers in the region of £475,000 plus VAT. Sold with Vacant Possession.

BUSINESS RATES

The property is currently assessed for Business Rates purposes as follows:-

Unit D1 (Play Centre)	£22,750 from 1st April 2023.
Unit D2 (Ground Floor)	£ 5,300 from 1st April 2023.
Unit D2 (First Floor)	£11,500 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

TITLE

The property is held on a Long Leasehold Title for 879 years from February 1911. Title No: MAN115633.

VAT

VAT is applicable at the prevailing rate.

SERVICES

The mains services connected to the property to include water, 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.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING—REMOVE IF NOT A SALE

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.

VIEWING

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

Contact: Nathan Broughton

Telephone: 01204 522 275

Email: nbroughton@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.



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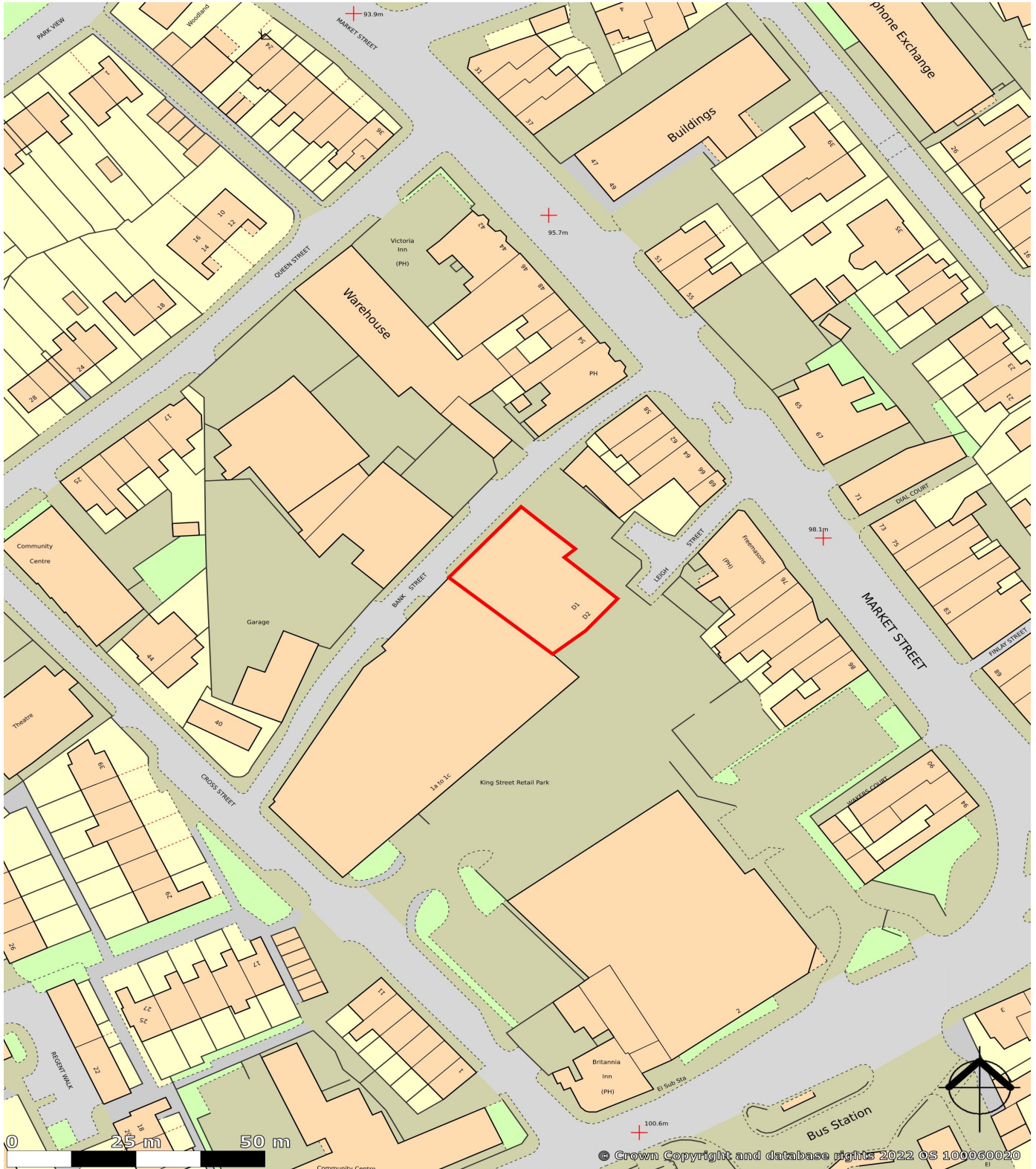
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SITE PLAN



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