

FOR SALE

**MULTI-LET INDUSTRIAL ESTATE WITH FUTURE
RE-DEVELOPMENT POTENTIAL**

**APPROX 2,968.52 SQ M (31,950 SQ FT) ON APPROX 3.1
ACRES (1.25 HECTARES)**

Lamb & Swift
Commercial Property

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**EGERTON MILL
CAWDOR STREET
FARNWORTH
BOLTON
BL4 7LX**

**OIRO
£1,500,000**

- Multi-let industrial premises and yard areas
- Mix of workshop, secure yard space & club premises
- C. 3.1 acre site
- Located in an industrial location and in close proximity to the (A666)
- Fully let producing approximately £163,500 per annum with Asset Management opportunities
- May suit future re-development STPP
- OIRO £1,500,000
- **Best and Final Bids to be submitted in writing by 12 noon on Monday 30th July 2024.**

LOCATION

The subject property is located on Cawdor Street, in the popular Farnworth area of Bolton. The immediate vicinity is an established industrial and manufacturing location, consisting of a mixture of older style mill buildings and some newer more modern warehouse and distribution facilities. Although the site is located within predominately an industrial setting, there are several terraced residential dwellings to the east of the site.

The property is within easy reach of the A666 St Peters Way, which in turn provides access to the M61 Motorway and wider regional motorway network.

Farnworth town centre is just a short distance to the south of the property and Bolton town centre lies some 2.5 miles northwest of the property.

DESCRIPTION

A rare opportunity to acquire a substantial and existing regular shaped, circa 3.1 acre site, upon which sits an existing and multi-let industrial former mill premises, which has been split to create several lettable industrial units and external yard areas. The mill itself comprises of solid red brick construction set beneath a part pitched and slated roof covering and part northlight roof covering. The mill's condition is deteriorating with several areas of penetrating damp, and roof leaks noted across the inspected accommodation.

Located to the front of the site is a detached rendered building set beneath a hipped, slated roof covering which is currently utilised as a 'club and premises'. We were unable to inspect this area.

The site itself is of a regular shape and relatively level in nature, surfaced with concrete in part which would benefit from some repairs.

TENANCY INFORMATION

All units and yards and containers are let by way of informal agreements, with no formal leases in-place.

The combined rental from the units and yards is c.£163,500 per annum.

There is no service charge in place.

A copy of the rent roll is available upon request.

ASKING PRICE

Offers in the region of £1,500,000, reflecting a Gross Initial Yield of 10.9%. Unconditional offers are to take preference, however, conditional offers will also be considered.

ACCOMMODATION

We have obtained the following floor areas from the Valuation Office Agency website:-

UNIT	SQ M	SQ FT
G1 Egerton Mill	293.20	3,156
C1 Egerton Mill	23.90	257
4 Egerton Mill	30.70	330
D1 Egerton Mill	750.80	8,081
D3 Egerton Mill	186.20	2,004
E1 Egerton Mill	173.40	1,866
E2 Egerton Mill	200.70	2,160
E3 Egerton Mill	580.20	6,245
G2 Egerton Mill	57.70	621
G4 Egerton Mill	49.60	534
P2 Egerton Mill	156.75	1,687
P3 Egerton Mill	192.37	2,070
P4 Egerton Mill	197.40	2,125
Units C2 & C3 Egerton Mill	75.60	814
TOTAL	2,968.52	31,950

RATES

Our enquiries of the Valuation Office Agency website have revealed a Rateable Value assessment, for the subject property as follows: -

ADDRESS	DESCRIPTION	RATEABLE VALUE
G1 Egerton Mill	Shop and premises.	£11,500
C1 Egerton Mill	Workshop and premises.	£1,450
4 Egerton Mill	Store and premises.	£1,875
D1 Egerton Mill	Workshop and premises.	£18,750
D3 Egerton Mill	Workshop and premises.	£7,800
E1 Egerton Mill	Workshop and premises.	£7,200
E2 Egerton Mill	Workshop and premises.	£8,300
E3 Egerton Mill	Warehouse and premises.	£17,000
G2 Egerton Mill	Office and premises.	£3,650
G4 Egerton Mill	Office.	£3,650
P2 Egerton Mill	Store and premises.	£6,800
P3 Egerton Mill	Store and premises.	£7,200
P4 Egerton Mill	Warehouse and premises.	£7,800
Units C2 & C3 Egerton Mill	Shop and premises.	£3,750

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

All mains services are connected to the site, including 3-phase electricity supply.

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

VAT

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

EPC

Main Building - Energy Rating: C (75)
The Gate House – Energy Rating: C (74)
Unit P2 & P3 – Energy Rating: C (73)

A full copy of the reports 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

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.

Telephone: 01204 522275

Contact: Nathan Broughton

Email: nbroughton@lambandswift.com

Viewing Dates:-

Tuesday 18th June 2024 – 3.30 pm – 5.30 pm

Tuesday 2nd July 2024 – 3.30 pm – 5.30 pm

Tuesday 16th July 2024 – 3.30 pm – 5.30 pm



Lamb & Swift Commercial
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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.

SITE PLAN

