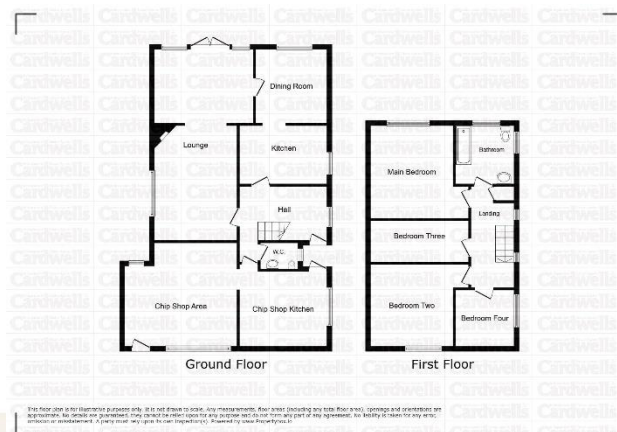




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JOHNS CHIPPY, HIGHFIELD ROAD, FARNWORTH, BL4 0NX



- Mixed use building for sale
- Commercial premises & 4 bed home
- Circa 1733 ft.² over two levels + garage.
- 369 ft.² chip shop/commercial space
- Ground floor extension to the rear
- Spacious family home, large lounge
- Rateable val of £3,500 & Council Tax C
- Sold with no upward chain delay



Auction guide price £290,000

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A mixed use building which has been the home to a successful fish and chip shop business for many years, and is also an extended four bedroom residential property with excellent gardens, garage and electric shuttered driveway. The property is sold with no further upward chain delay and is available via auction. Very approximately the floor area is around: 369 ft.² for the commercial propert to the front of the ground floor. 730 ft.² for the ground floor of the residential property and; 634 ft.² for the first floor of the residential property giving: a total of approximately: 1,733 square feet plus garaging. The property offers a wonderful opportunity to purchase a building that it would be ideal to trade from whilst also providing a generously proportioned family home with gardens and garage. Set amongst a busy shop parade on Highfield Road there is a Co op supermarket a few doors along, a chemist, and a variety of shops. There is superb quick turnover visiting customer parking options to the front road. The motorway is just a short drive away and there is a superbly residential population in the surrounding area. Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch. Then a private viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The commercial property area: The valuation office details show that the total commercial area space is 34.3 m²/369 ft.² with the main chip shop retail zone being 21.4 m²/230 ft.² and the commercial kitchen space being 12.9 m²/138 ft.².

Chip shop retail area: 14' 7" x 15' 11" (4.453m x 4.847m) Measured at maximum points. Superb space for hot food takeaway business which is previously been used as a chip shop, large uPVC double glazed shopfront style window to the front with electric roller shutter, customer entrance door with electric roller shutter, smaller uPVC window uncle space for fryers, food display, cooking equipment, refrigeration, tills etc, LED lighting, ceramic wall tiles.

Chip ship kitchen: 12' 5" x 10' 10" (3.777m x 3.313m) uPVC window to the side, ceramic wall and floor tiling, floor drainage point, superb space for the hot food takeaway business for food cooking and preparation.

Residential property area: The ground floor of the residential property area is very approximately: 67.87 square metres / 730 square feet

Reception hallway: 12' 5" x 5' 10" (3.783m x 1.786m) uPVC window, radiator, turning staircase off to the first floor, quality carpeting.

Guest w.c: 5' 5" x 4' 11" (1.655m x 1.511m) uPVC window, two-piece suite comprising: pedestal wash handbasin and WC, ceramic wall tiling, under stairs storage space.

Living room: 28' 9" x 12' 0" (8.759m x 3.645m) Measured at maximum points. A significantly sized family living room with large uPVC window to side, tall uPVC windows to the side of the uPVC double patio doors which open out onto the terrace, two large radiators, feature brick fireplace, quality carpeting.

Dining room: 12' 3" x 11' 0" (3.727m x 3.361m) uPVC window to the rear, radiator, archway into the kitchen.

Kitchen: 13' 10" x 7' 11" (4.221m x 2.406m) A fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill, gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, concealed ideal gas combination central heating boiler, uPVC window to the side, there is a door into the kitchen from the reception hallway.

First floor residential area: The first floor of the residential accommodation is around 58.91 m² which is approximately 634 ft.²

First floor landing: 14' 1" x 6' 2" (4.293m x 1.883m) 2 uPVC windows to the side, built-in storage space, radiator, loft access space.

Master bedroom: 11' 9" x 13' 10" (3.591m x 4.228m) Measured at maximum pints. uPVC window to the rear, radiator, fitted wardrobes with matching bedside drawers.

Bedroom 2: 10' 7" x 11' 7" (3.232m x 3.524m) Situated at the front of the property, uPVC window to the front, radiator.

Bedroom 3: 13' 10" x 7' 2" (4.220m x 2.186m) uPVC window to side, radiator.

Bedroom 4: 7' 11" x 9' 4" (2.421m x 2.856m) uPVC window to the side, radiator, fitted wardrobes and storage space.

Bathroom: 8' 3" x 8' 3" (2.521m x 2.510m) A modern three-piece bathroom suite comprising: bath with fitted shower screen and both handheld and overhead shower options, dual flush WC and wash hand basin for built under the storage space, uPVC windows to the rear and the side.

Plot size: The overall approximate plot size is around 0.07 of an acre.

Garage: There is a brick built garage with double vehicle entrance doors to the front and uPVC window to the side. The garage is served by a driveway to the side of the property which is enclosed with an electric roller shutter door.

Rear garden: There is a lawned garden and there is terrace area ideal for entertaining.

Chain details: The property is sold with no further upward chain delay and early vacant possession.

Business rates valuation: The commercial section of the property has a rateable value of £3,500 per annum.

Bolton council tax: The residential part of the property has Bolton Council Tax Rating of D which is at around £2,400 per annum.

Tenure: Cardwells premarketing research indicates that the property is leasehold, enjoying a term of 999 years from 1st January 1958 meaning there is around 931 years remaining, though we encourage all interested parties to seek clarification from the Auction Pack prepared by the sellers solicitors.

