

FOR SALE / MAY LET

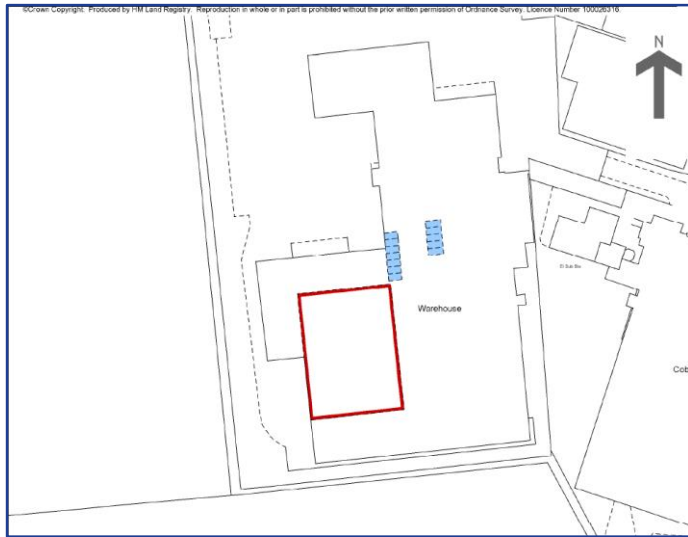
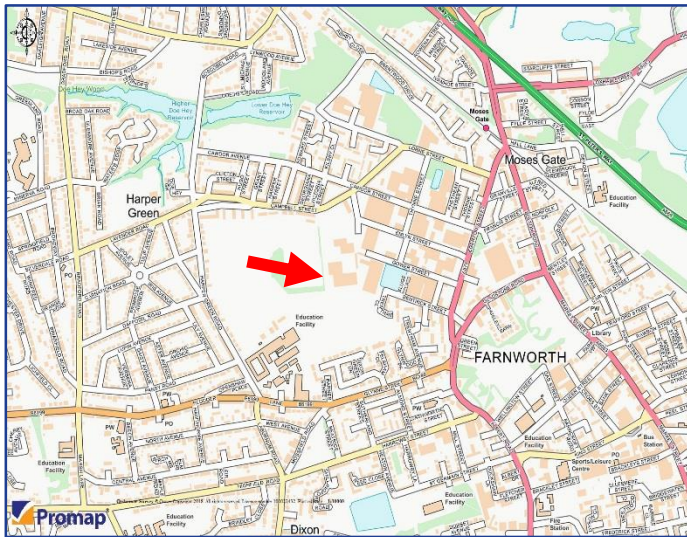
15,258 sq ft
(1,417.47 sq m)

- Rare freehold opportunity
- 6m eaves
- Close proximity to the M61 motorway



Units 6 & 10 Farnworth Industrial Estate
Emlyn Street
Farnworth
Bolton
BL4 7AQ





LOCATION

The property is located on Farnworth Industrial Estate which is situated at the head of Emlyn Street off Egerton Street (A575) which links directly to St Peter's Way (A666) which is the main arterial route from Bolton town centre connecting to the M61 and M60 Motorways and beyond. Bolton town centre is situated approximately 2 miles to the north.

DESCRIPTION

The property forms part of a larger industrial complex that has been subdivided into a number of smaller units.

The subject property benefits from a communal yard area and seven dedicated car parking spaces. Internally the unit provides two storey office accommodation / staff facilities. The unit also benefits from a useful loading canopy to the front elevation.

SPECIFICATION

The property benefits from the following specification

- 6m eaves
- Covered loading canopy
- 7 dedicated car parking spaces
- Two storey office accommodation
- Roller shutter door access

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Warehouse	13,135	1,220.27
Ground Floor Office / Amenities	571	53.01
First Floor Office	571	53.01
Canopy	981	91.18
Total	15,258	1,417.47

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

RATEABLE VALUE

The property is described as "Warehouse and Premises" and have a current Rateable Value of £52, 500.

We advise interested parties to make their own rating enquiries of the local Rating Department.

PLANNING

The property is located on an established industrial estate. Interested parties should make their own enquiries of the Bolton Council Planning Department.

TERMS

The property is available for sale freehold, alternatively consideration may be given to a lease of the whole for a term to be agreed.

PRICE / RENTAL

Upon application.

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

JOHN HARRISON
Director
07767 648094
john@daviesharrison.com

HARRY FULLERTON
Senior Surveyor
07555 444385
harry@daviesharrison.com

