

BURLEY BROWNE

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RETAIL UNIT

TO LET

**14 BRACKLEY STREET
FARNWORTH
BOLTON
BL4 9DR**



Ground floor sales area 79.25m²/853 sq ft
First floor ancillary 86.21m²/928 sq ft

Retail unit situated within a prime pedestrianised location

Notable retailers in close proximity include Select, Greggs and William Hill

INCENTIVES AVAILABLE / SHORT TERM LET CONSIDERED

0121 321 3441

LOCATION

The property is prominently situated in a prime retail location on pedestrianised Brackley Street within close proximity to the market and within the main retail centre. The town's main car park is situated next to Brackley Street providing parking for an Asda Supermarket.

Retailers in the immediate locality include **Home Bargain, Barnardo's, William Hill, Superdrug, Select, Greggs and Pound Bakery.**

Farnworth is a densely populated suburb of Bolton, located 2 miles south of Bolton and 10 miles north west of Manchester.

DESCRIPTION

The subject premises which provide ground floor retail sales with kitchen and WC to the rear together with ancillary first floor accommodation, WC and provide the following approximate floor areas and dimensions.

Internal width (max) 6.87m / 22' 6"
Retail sales depth 9.52m / 31' 3"

Ground floor sales 79.25m²/853sq ft
First floor ancillary 86.21m²/928 sq ft

LEASE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

A short term let will be considered.
Further details upon application

RENT

£23,000 per annum exclusive.

Incentives available subject to covenant status

SERVICE CHARGE

A service charge is payable, currently based upon £1.89 psf (plus VAT) per annum.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £17,250.

Rates Payable 2018/2019 £8,418 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Bolton) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D.

A fully copy of the Energy Performance Certificate is available upon request.

MONEY LAUNDERING

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which it is anticipated will be payable – solicitors to confirm.

VIEWING

Strictly by appointment, via sole letting agents, Burley Browne on 0121 321 3441.

Contact:

David Hemming / Steve Hannaford



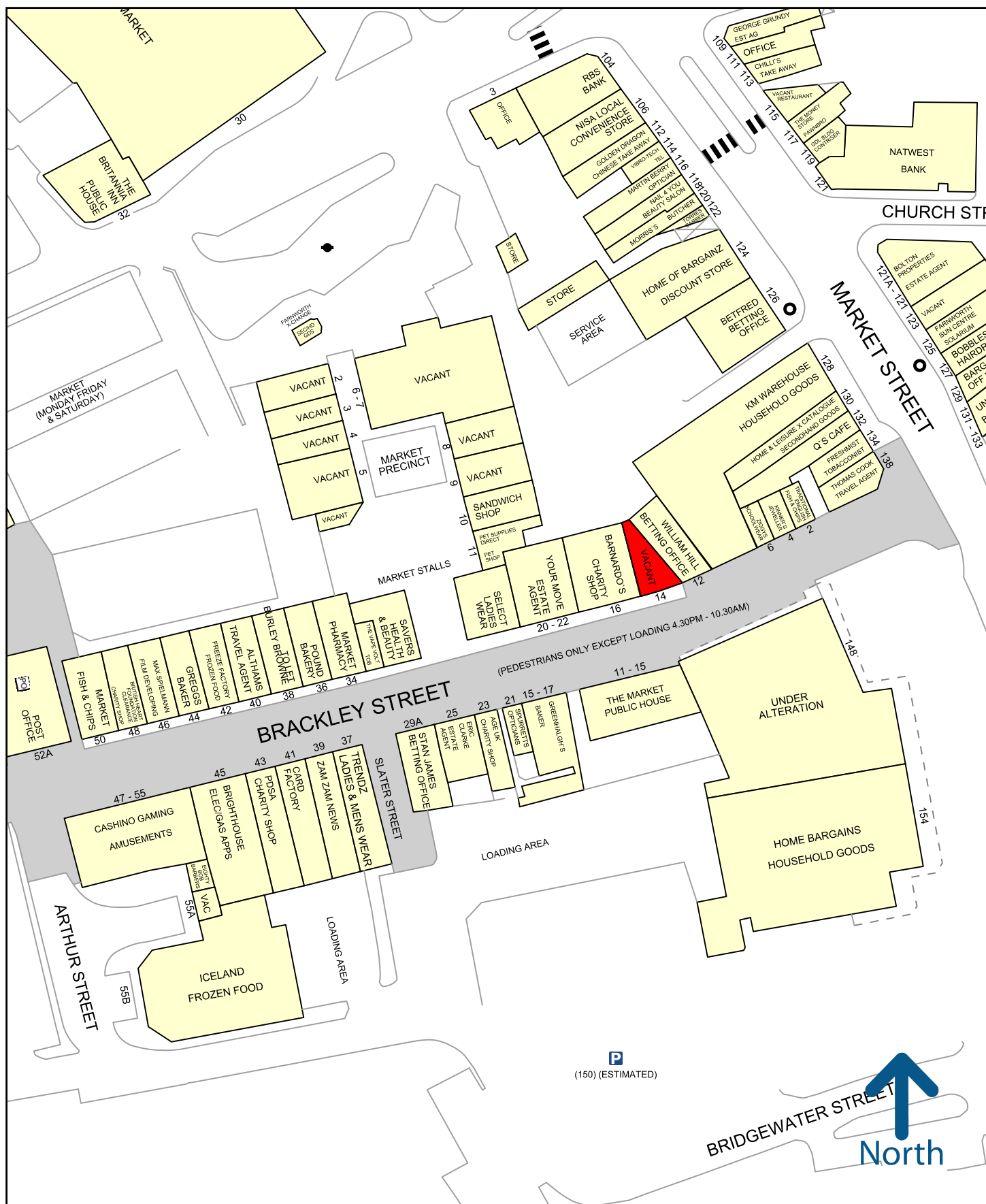
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



50 metres

Experian Goad Plan Created: 01/02/2018
Created By: Burley Browne



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Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ