



## **EXTENDED FORMER MILL BUILDING** **1,129.69 SQ M (12,160 SQ FT)**

### **FOR SALE**

**J.B. HOUSE**  
**GOWER STREET**  
**FARNWORTH**  
**BOLTON**  
**BL4 7EY**

- **Former mill premises which have subsequently been extended**
- **Generous allocation of offices at first floor**
- **Reasonable sized yard**
- **Could be sub-divided**





## LOCATION

The subject property is situated on Gower Street, Farnworth, within the Metropolitan Borough of Bolton, close to its junction with Thynne and Emlyn Street, and is accessed off Egerton Street, which in turn runs into Bolton Road (A6053) and Manchester Road (A575).

Within the immediate vicinity, are mainly commercial operators with an element of residential also. There are excellent transport links to the A666 St Peters Way, the M61 Motorway and in turn the National Motorway Network.

## DESCRIPTION

The property comprises of a former mill building, which has subsequently been extended. The most recent addition is a steel portal frame warehouse unit, that has transformed the property to provide for "L-shaped" accommodation. Furthermore, there is a unit that has been added, which also incorporates a mezzanine floor. There is one roller shutter serving the main building and another loading point which currently leads directly into a container situated in the outside yard area.

The unit benefits from a reasonable sized yard, upon a secure site, which in part, appears to be shared with the neighbouring property.

Internally, the property provides for majority warehouse space at ground floor level. Both the original building and the newer building are linked internally, but could easily be divided up to provide for a separate unit, should this be required.

At first floor level, within the main building, there is substantial office accommodation spanning the whole of the original element of the property.

## ACCOMMODATION

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

Warehouse	678.47 sq m	(7,303 sq ft)
Offices	451.22 sq m	(4,857 sq ft)
<b>Total</b>	<b>1,129.69 sq m</b>	<b>(12,160 sq ft)</b>

## SALE PRICE

£374,950

## VAT

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

## RATES

Rateable Value: £17,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

## SERVICES

We understand that the mains services are connected include 3-phase electric supply, water supply, gas and mains drainage. Please note that we have not tested any of the service installations or appliances connected to the property and therefore cannot comment further.

Furthermore, we have assumed that all services installations are functioning correctly and are adequate for the satisfactory use of the premises.

## 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.

## VIEWING

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

Contact: Andrew Kerr

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Website: [www.lambandswift.com](http://www.lambandswift.com)

## Important Notice

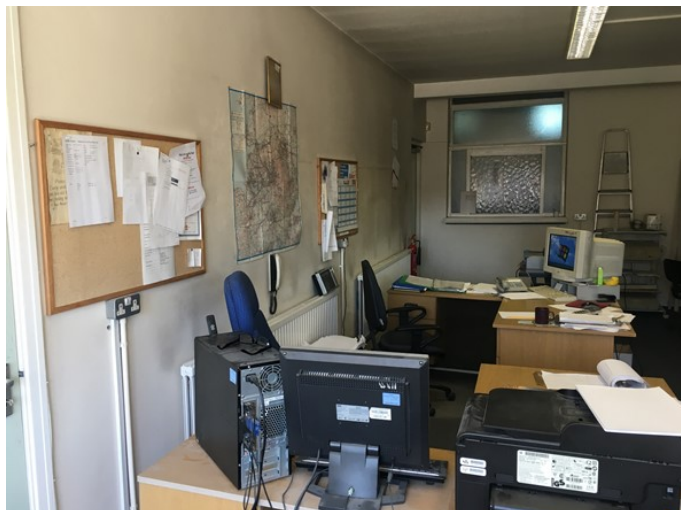
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