



FOR SALE - Prominent corner retail premises with residential accommodation

313 , Plodder Lane, Farnworth, Bolton, BL4 0JP

111.62 m² (1,201.48 ft²)

- Prominent corner position
- Suitable for a variety of uses subject to planning permission
- located along the main route through Farnworth
- Close to host of local amenities and well located for transport links



Description

The subject property is a double fronted corner terrace real premises of traditional brick construction under a pitched slate roof. The accommodation is spread over two levels with a mix of retail and residential use.

The ground floor currently provides two commercial open plan retail spaces with separate entrance to each unit along with storage space to the rear of the property. The accommodation is fitted out to a good standard throughout including laminate flooring, suspended ceilings with spotlights with air conditioning. The property benefits from CCTV system and is fully alarmed throughout. There are two car parking spaces directly behind the property.

At present the first floor self contained residential property is set up as a one-bedroom apartment with a lounge which can easily be converted to a two-bedroom property and is currently shared access although there is an option to separate the access through the rear of the property..

The property is currently owner occupied.

Location

The property is located half way along Plodder Lane (B6199) in Farnworth, Bolton in a predominantly residential area with some retail. A short Distance from Bolton Hospital.

Bolton town centre is located 2.5 miles to the north of the property The property has good transport connections and is located approximately 2 miles from Junction 4 of the M61 motorway and 1.5 miles from St Peters Way (A666) which ultimately provide connections with the national motorway network. The nearest train station is Moses Gate, Farnworth less than a 1 mile away.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 111.62m2 (1,201ft2)

Tenure

Assumed Freehold

Price

£150,000 For Sale Subject to Contract

Planning Use

A1 Retail Suitable for a variety of uses subject to planning permission

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Ground Floor Rateable Value £5,800

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

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