



SHOWROOM WITH OFFICES & PARKING **339.32 SQ M (3,652 SQ FT)**

FOR SALE

APOLLO MOTORS
EGERTON STREET
GLADSTONE JUNCTION
FARNWORTH
BL4 7EJ

- ◆ Established industrial/trade counter location
- ◆ On site car parking
- ◆ May suit a small trade counter operator STPP or other uses
- ◆ Prominent location
- ◆ Good transport links



LOCATION

Farnworth is a sizeable district of Bolton, with the centre being some 3 miles south of Bolton's town centre and 9 miles north west of central Manchester.

The subject property is prominently located at the junction of Egerton Street and Gladstone Road in Farnworth, both of which are main road, which diverge from Albert Road. There are industrial premises to the rear and to the north west along Gower Street and Bentinck Street, with residential and some small retail premises also in the immediate vicinity.

There is also ample free kerb side parking available in the area.

DESCRIPTION

Comprising a single storey workshop and office premises with ample on-site car parking.

The unit is arranged over ground floor and extends to approximately 339.32 sq m (3,652 sq ft), providing a good mixture of office and workshop/storage accommodation.

The unit may suit a number of operators, subject to gaining any relevant planning consents, which may include trade counter, light industrial/manufacturing, storage and distribution or even leisure and recreation uses.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Showroom including offices and ancillary storage 339.32 sq m (3,652 sq ft)
 Ample on-site parking

SALE PRICE

Offers in excess of £275,000.

TENURE

Freehold.

VAT

VAT may be applicable at the prevailing rate.

RATES

Rateable Value: £32,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

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: Daniel Westwell or Andrew Kerr
 Telephone: 01204 522 275
 Email: dwestwell@lambandswift.com or akerr@lambandswift.com
 Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment



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