

**STRICTLY CONFIDENTIAL DISPOSAL – STAFF UNAWARE**

## **FARNWORTH – 45 BRACKLEY STREET**

### **WELL CONFIGURED DOUBLE FRONTED SHOP AVAILABLE**

CLOSE TO ASDA WITH OTHER NEARBY RETAILERS INCLUDING HERON, THE POST OFFICE, GREGGS, CARD FACTORY AND SAVERS

#### **LOCATION**

Farnworth is a busy suburban town located approximately 3 miles south east of Bolton and 9 miles north west of Manchester. The town forms part of the metropolitan borough of Bolton which has a district population of over 525,000, whilst Farnworth itself has a population of circa 25,000.

The subject premises occupy a prime position on the pedestrianised Brackley Street with nearby occupiers including **Post Office, Heron, Greggs, Iceland, Superdrug** and **Asda**.

#### **THE PROPERTY**

The premises are arranged on ground floor only offering the following approximate dimensions and floor areas:-

|                    |   |                       |              |
|--------------------|---|-----------------------|--------------|
| Internal Width     | - | 9.28 m                | 30' 05"      |
| Shop Depth         | - | 22.10 m               | 72' 06"      |
| Ground Floor Sales | - | 231.00 m <sup>2</sup> | 2,489 sq.ft. |

#### **LEASE**

The premises are held by way of an effectively full repairing and insuring lease for a term to expire on 28<sup>th</sup> May 2025. The passing rent is **£27,000 p.a. excl.** rising as follows:-

|   |                           |
|---|---------------------------|
| 29 <sup>th</sup> May 2017 – 28 <sup>th</sup> May 2018 | <b>£28,000 p.a. excl.</b> |
| 29 <sup>th</sup> May 2018 – 28 <sup>th</sup> May 2019 | <b>£29,000 p.a. excl.</b> |

There is a final upward only rent review effective on 29<sup>th</sup> May 2020 when the rent will be the higher of **£30,000 p.a. excl.** or the then open market level.

There is a tenant's only break option operable on any date between 29<sup>th</sup> May 2020 and 28<sup>th</sup> May 2021.

#### **TERMS**

Offers are invited for the benefit of our client's leasehold interest.



#### **RATES**

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

|                                  |   |                |
|----------------------------------|---|----------------|
| <b>Rateable Value</b>            | - | <b>£30,250</b> |
| <b>UBR (2017/2018)</b>           | - | <b>46.6p</b>   |
| <b>Rates Payable (2017/2018)</b> | - | <b>£14,097</b> |

Interested parties are advised to make their own enquiries to the Rates Department at Bolton Council - Tel: 01204 331 730

#### **EPC**

An EPC is available upon request.

#### **COSTS**

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

#### **INSPECTION**

The shop staff are **totally unaware** of the intended disposal and therefore viewings can only be carried out with prior notice by contacting:-

**Sean Varilone** [seanvarilone@smithprice.co.uk](mailto:seanvarilone@smithprice.co.uk) or  
**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk)

**Tel: 020 7409 2100**



Experian Goad Plan Created: 07/02/2017  
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