

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 ²	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 28th May 2025. The passing rent is £27,000 p.a. excl. rising as follows:-

29th May 2017 – 28th May 2018 **£28,000 p.a. excl.** 29th May 2018 – 28th May 2019 **£29,000 p.a. excl.**

There is a final upward only rent review effective on 29th 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 29th May 2020 and 28th 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:-

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

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 <u>seanva</u> **John Mortimer** johnmo

<u>seanvarilone@smithprice.co.uk</u> <u>johnmortimer@smithprice.co.uk</u> or

Tel: 020 7409 2100

Tel: 020 7409 210



Farnworth





50 metres

Experian Goad Plan Created: 07/02/2017

Created By: Smith Price





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