



TO LET - PROMINENT RETAIL UNIT

62, Market Street, Farnworth, BL4 7NY

293 ft² (27.22 m²)

- Prominent retail unit located on a busy main road
- Ready for immediate occupation
- Town Centre location
- Suitable for a variety of uses subject to planning permission



Description

The subject property is a ground floor, mid terrace retail premises most recently used as a barbershop but would be suitable for a variety of uses subject to obtaining the relevant planning permission.

Internally the accommodation comprises of open plan sales area with kitchen and w/c facility to to the rear. The unit has the benefit of strip lighting, linoleum floor covering, plaster painted walls, electricity and manual roller shutter to the front. Externally the unit has a shared yard to the rear.

Location

The property is located on Market Street in Farnworth Town Centre and benefits from being in an area of good footfall with prominent frontage on to the main road. The town centre amenities are all within walking distance and the property is easily accessible via the A666.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Gross Internal Area basis (GIA) 293 sq ft (27.22 m2)

Rent and lease terms

£5,400 per annum exclusive of all other outgoings on lease terms to be agreed. Subject to contract

Planning Use

A1 Retail

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £2,850



Viewing

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

Tel: 01204 917 756 Mob: 07391 015164

Email: Jonathan.Mcilhinney@millermetcalfe.co.uk

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