



## To Let - Ground Floor Retail Premises

121a Market Street, Farnworth, Bolton, North West, BL4 8EX

500 - 1,048 ft<sup>2</sup> (46.45 - 97.36 m<sup>2</sup>)

- Prominent Corner position
- Suitable for a variety of retail uses
- Close to the Capital & Centric Development at Farnworth Green
- Ready for immediate occupation

## Description

The subject property provides two ground floor retail units that are suitable for a variety of uses.

Currently the property provides for two separate units with a shared entrance, however these can be combined to provide a large retail premises on a prominent corner position along Market Street Farnworth. They are open plan with a shared W.C. to the rear of the property.

## Location

The property is located on along 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. Market Street is popular with a range of retail users.

The property is also a short distance from the Farnworth Green Development off Farnworth precinct. Here it will provide 97 Dwellings comprising 12 new family homes and 85 apartments, all built to a modern and contemporary design. Farnworth Green will also provide 20,000 sq. ft of new retail, commercial space as well as a community hub.

## Accommodation

The property is divided into two separate units, they can either be let seperately or combined to one unit. We have calculated the floor area on a net internal area basis, as follows:

Unit 1 - 500 sq ft

Unit 2 - 548 sq ft

**Total 1,048 sq ft**

## Rent and Lease Terms

Unit 1 £7,200 per annum

Unit 2 £7,800 per annum

Combined £14,400 per annum

Rents are payable monthly in advance and exclusive of all other outgoings.

The lease is held on full repairing and insuring terms for a length of lease to be agreed.

## Planning Use

Use Class E - Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value Unit 1 £6,200

Rateable Value Unit 2 £6,000

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
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