



## To Let - Ground Floor Retail Premises

Ground Floor Retail Opportunity , 69 Worsley Road, Farnworth, Bolton, North West, BL4 9LU

2,159 ft<sup>2</sup> (200.57 m<sup>2</sup>)

- Large Ground Floor premises
- Prominent position
- On site car park
- Suitable for a variety of uses subject to planning permission

## Description

The opportunity is to lease the ground floor of the former restaurant premises in a prominent location close to both Farnworth and Walkden Town Centres. The space will provide a large open plan area which is suitable for a variety of uses. The property will also have the benefit of a large car park with space for between 10-12 vehicles, along with a loading area to the rear.

## Location

The subject property is located in a prominent position fronting the A575 Worsley Road North.

The development is a well established and popular mixed use industrial site with excellent transport links and on the fringes of Bolton, Farnworth and Walkden town centre. There is also a large residential development close by to the subject property along with being a short distance from the Farnworth Green Development

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas 2,159 sq ft

## Rent and Lease Terms

£25,000 Per annum quarterly in advance and exclusive of all other outgoings.

The premises will be held on full repairing and insuring lease for a term to be agreed.

A deposit equivalent to 3 months rent may also be required subject to the tenants proposed use and covenant strength.

## Planning Use

Use Class E - Retail.

Alternative uses may be considered subject to the necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Business Rates may be applicable subject to future uses, we would suggest interested parties contact the rates department of Bolton MBC or the Valuation office Agency (VOA) for further information.

## Viewing

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