



To Let Retail Premises

127, St. James Street, Farnworth, Bolton, Lancashire, BL4 9SL

762 ft² (70.79 m²)

- Ground floor retail premises Ready for occupiers fit out
- Well-presented open-plan sales area
- Suitable for a variety of uses, subject to necessary consents
- Prominent location within an established retail parade with excellent visibility

Description

The property comprises a ground floor end of terrace mixed-use retail premises located on St James Street, Farnworth. It occupies a prominent position within a well-established retail parade, benefiting from excellent visibility.

Internally, the unit offers a well-presented open-plan sales area, together with a rear storage room and W.C. The accommodation has recently been refurbished throughout and ready for an occupiers fit out. Additional features include double glazing to the front along with secure electric roller shutters.

The premises are suitable for a range of potential uses, subject to obtaining the necessary consents.

Location

Situated on St James Street, Farnworth, the property occupies a convenient position less than a mile from Farnworth Town Centre, within a well-established area comprising local shops, schools, and residential housing. It benefits from excellent transport connections, with main bus routes nearby and Farnworth and Moses Gate railway stations both approximately one mile away. The location also provides easy regional access via Junction 4 of the M61 and the A666, linking directly to the M60 motorway network.

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: 762 sq ft

Rent and Lease Terms

£9,500 Per annum payable monthly in advance and exclusive of all other outgoings.

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

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 is not applicable

Business Rates

Rateable Value £4,800

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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