## Retail in BL4

Higher Market Street, Farnworth, Bolton, Greater Manchester, BL4 9AJ

# £238,000 Starting Bid

Tenure

**Freehold**

## Property features

- Mixed-use investment opportunity
- Ground floor commercial premises
- Separate residential accommodation – sold with vacant
- Commercial portion income producing until December 2027

## Arrange a viewing

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Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

An excellent investment opportunity comprising a mixed-use property consisting of a ground floor commercial premises together with a separate residential accommodation arranged over the rear of the ground floor and first floor.

Occupying a prominent position in the heart of Farnworth, the property benefits from a highly convenient and increasingly popular location currently undergoing significant regeneration and improvement works locally. The surrounding area offers a diverse mix of established businesses and residential properties, whilst being situated close to Farnworth town centre and providing excellent transport links.

The property is located on Higher Market Street, Farnworth, and is ideally situated for access to the regional motorway network via St Peter's Way. Farnworth railway station is also within easy reach, offering direct rail services to Salford, Manchester, Bolton and surrounding areas.

The commercial unit is currently let until December 2027 at a rent of £670 per calendar month (£8,040 per annum) and is operated as a hair and beauty salon.

The residential accommodation is separately accessed and occupies the rear section of the ground floor together with the first floor accommodation. The residential accommodation comprises a communal kitchen/diner with shower room off together with four letting rooms, three of which benefit from en-suite facilities.

The rooms are to be sold with vacant possession and were previously let on a furnished basis inclusive of bills. Recent rental figures achieved were approximately £520 per calendar month for the en-suite rooms and £400 per calendar month for the non en-suite room, providing a potential gross annual income of approximately £23,520 from the residential accommodation and a combined gross annual income of approximately £31,560 per annum.

Price: Starting Bid £238,000

Property Type: Retail

Business Type: Residential Investments

## Description

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## Location

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## Tenure

TITLE NUMBER: GM474592 - Freehold

## EPC's

Rating D & C.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Higher Market Street, Farnworth, Bolton, Greater Manchester, BL4 9AJ

Contact your local branch today for more information on this property:

**Keith Pattinson  Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk**

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