



For Sale via Informal Tender - Large Commercial building on 1 acre of land potential for Development

The Harrowbys, Mill Street, Farnworth, Bolton, BL4 7BH

6,350 ft² (589.92 m²)

- Development opportunity suitable for a variety of uses
- 1 acre plot
- Potential to retain and refurbish existing buildings
- Close to Farnworth Town Centre

Description

The Harrowbys is a large detached single storey commercial building providing 6,350 ft² of accommodation on a 1 acre site. The site is rectangular shaped and level, part of the site is tarmacked and grassed.

Whilst we have not inspected the premises it was previously used as a care facility providing largely cellular accommodation. The building requires refurbishment throughout.

Location

The property is situated at the Junction of Mill Street and Harrowby Street, close to the A575 Albert Road and B6199 Glynne Street Junction. Farnworth Town Centre is 0.25 miles to the east and the property has good road links to the M60 Orbital Motorway and M61 Motorway.

Mill Street is of mixed use - with a mix of industrial users close by along with residential properties opposite the subject site.

Accommodation

We have been provided with the floor areas and we understand the building provides 589.92 m² (6,350 ft²) of accommodation on a gross internal area basis.

Tenure

Majority Freehold a small section of the site is long leasehold.

Price

On application – The client is seeking unconditional bids which are not conditional on securing planning consent.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 5pm on 23rd April 2021.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

The successful Purchaser will have to contribute £1,000 + VAT to the council's professional costs towards the disposal.

Planning Use

The property has previously been used as a care facility, D1 use. The site is suitable for a variety of uses including office, industrial and residential. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

EPC

A copy of the EPC is available on request.

VAT

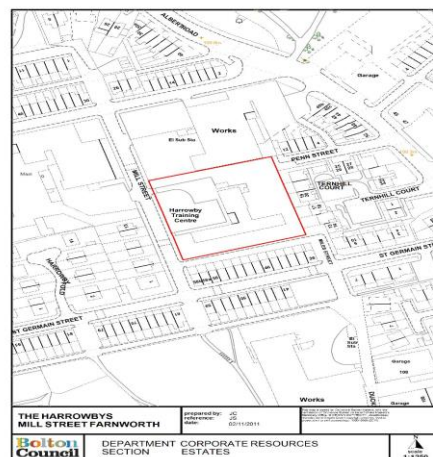
VAT is not applicable

Business Rates

The property is not listed on the VOA rating list. We recommend interested parties raise their own enquiries in relation to the existing and any future rates liabilities.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE John Fletcher MRICS
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