

**FOR SALE**  
**VACANT RETAIL PREMISES**



**123, MARKET STREET,**

**FARNWORTH,**

**BOLTON – BL4 8EX**

**Situated in a prime trading location in the heart of Farnworth town centre – the property would lend itself to a variety of uses and offers good sized retail space to ground floor with offices/stores above (possible flat).**

**The property requires a full scheme of refurbishment which reflects in the asking price.**

**Viewing is recommended - strictly by appointment.**

**The premises comprise :-**

**DOUBLE FRONTED SALES SHOP :** approx. 12'11" wide by 30'0" in depth  
UPVC fronted and electric shutters and  
WC.

**STORAGE AREA :** 11'8" x 12'11"

First Floor –

**ROOM No.1 :** 13'2" x 12'11"

**ROOM No.2 :** 14'3" x 9'4"

**W.C. :**

**RATEABLE VALUE:** The 2017 draft ratings list shows that the property has a rateable value of **£7300** – Changes to the small business rate relief scheme will mean that after 2017 there will be **no** business rates payable on this property – conditions apply – please ask.

**PURCHASE PRICE :** Offers invited in the region of **£65,000**

**VIEWING ARRANGEMENTS :** By appointment arranged via

**BROOKES COMMERCIAL  
PROPERTY LIMITED  
104 St Georges Rd  
Bolton  
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01204 525623**

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