

To Let
£12,000 p.a. exclusive



Self-contained Workshop with First Floor Offices & Parking

1,426 SQ FT (132.48 SQ M)

📍 UNIT C3 JACKSON STREET, FARNWORTH, BOLTON, BL4 9HB

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Established industrial/trade counter location
- Situated on the fringes of Farnworth Town Centre
- Good transport links and nearby amenities, including KFC, Lidl and Asda
- Convenient access to the National Motorway Network
- Good hybrid unit offering a mix of studio offices, workshop and stores
- LED panel lighting to both workshop and offices
- Includes 3 dedicated parking spaces
- Well presented, having been recently redecorated throughout
- Secure gated loading area
- 100% Business Rates relief for qualifying businesses
- New lease
- £12,000 per annum/£1,000 per calendar month exclusive



LOCATION

The subject property is located on Jackson Street, in a popular and established mixed-used commercial area, approximately 0.3 miles north east of Farnworth Town Centre and 2.5 miles north west of Bolton Town Centre.

Within the immediate vicinity, there are majority industrial, trade counter and retail occupiers, such as Axfor's Timber Merchants, ASDA Foodstore, Lidl and KFC, together with other small local independent businesses. The property is well served by public transport links upon Albert Road (A575) and both Farnworth and Moses Gate Train Station are nearby.

Access to the national motorway network is gained from Kearsley Spur, via the A666 St Peters Way.

DESCRIPTION

Comprising a two storey hybrid workshop and office unit with dedicated on-site car parking for 3 vehicles.

Unit C3 is arranged over ground and first floor and extends to approximately 132.55 sq m (1,426 sq ft), providing a good mixture of studio offices at first floor and open-plan workshop/storage accommodation at ground floor. The studio office accommodation includes two private office/meeting rooms, open plan central office and well presented kitchen and WC facilities.

The unit may suit a number of occupiers, such as light industrial/manufacturing, online retail with ancillary store and storage & distribution uses.

SPECIFICATION

- Air-source heat pump for energy efficiency
- LED panel lighting to both offices and workshop
- 3-phase electric supply
- Well presented offices
- Newly fitted kitchen facility
- Refurbished WC facilities
- On-site parking (3 spaces)
- 1 x EV charging point

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Workshop	70.23	756
Office	62.24	670
Total	132.48	1,426

* plus on-site parking for 3 vehicles

Please see Floor Plan below.

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Heating and hot water is provided by an Air-source heat pump. There is a single EV charging point. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£12,000 per annum/£1,000 per calendar month, exclusive.

VAT

VAT is not applicable.

USE

E-Class (Commercial, Business & Service).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,400, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(71). The certificate is valid until 27th August 2034. A full copy of the Report is available upon request.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

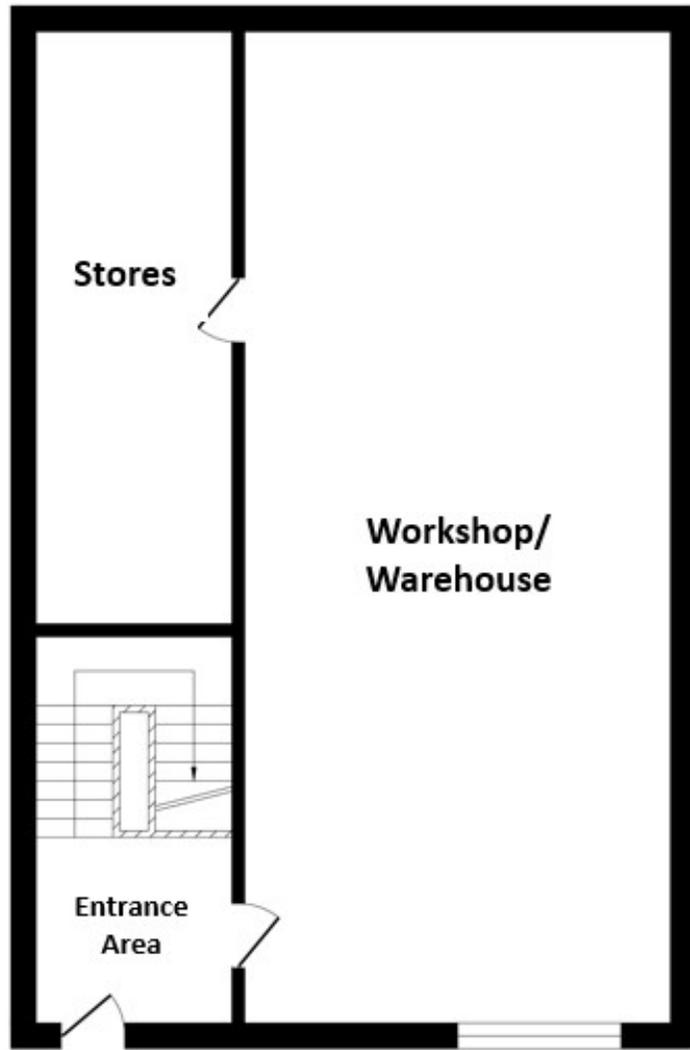
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Adam Westwell | Joint Managing Director

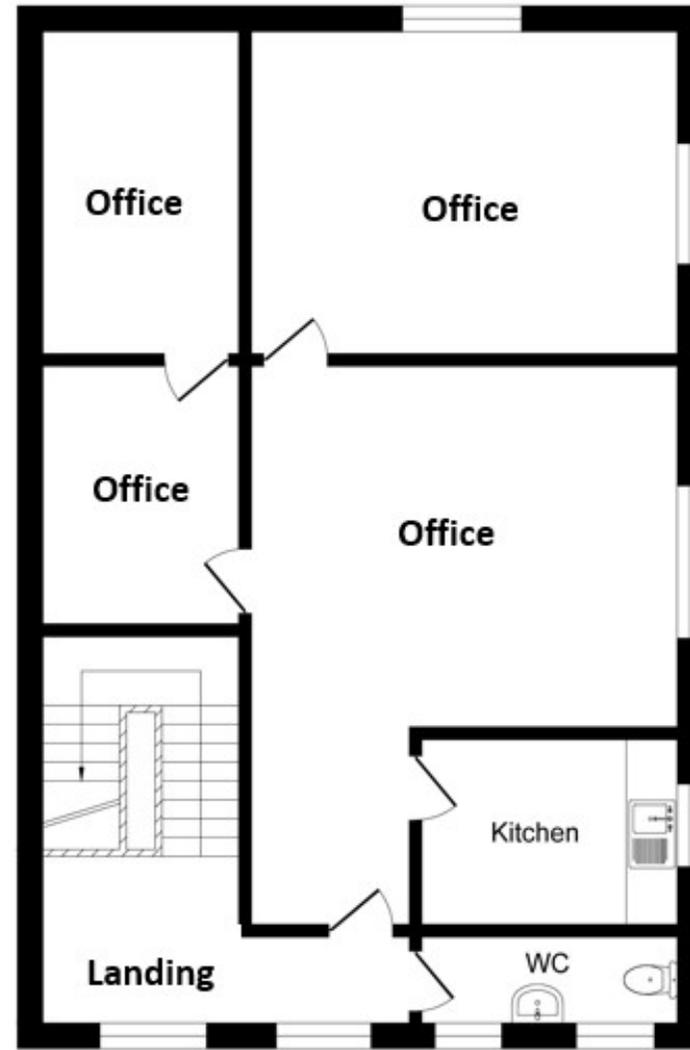
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FLOOR PLAN



Ground Floor



First Floor