

To Let
Rent on Application



Established Dance School Premises – May Suit a Range of Uses (STPP)

6,743 SQ FT (626.47 SQ M)

📍 9-11 PEEL STREET, FARNWORTH, BOLTON, BL4 8AA

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Former Dance School premises
- Attractive traditional property with spacious open-plan rooms
- Located in Farnworth Town Centre, near to key regeneration scheme (Farnworth Green)
- Farnworth Green development to provide 97 apartments, family homes, independent bars and eateries
- Walking distance of Farnworth Bus and Train Stations
- Exciting opportunity to acquire HQ premises in central location, suitable for a range of potential uses, such as dance school, leisure/gymnasium, nursery, cosmetic centre, place of worship, etc
- Private car park at the rear
- Rental on Application



LOCATION

Located on Peel Street in Farnworth, Bolton, the subject property boasts an enviable location close to the exciting regeneration scheme at Farnworth Green. The property is conveniently located being within a short walking distance from both Farnworth Bus and Train stations, providing immediate access to public transport network for easy commuting.

Moreover, the property offers excellent transport connections to the A666 St. Peters Way via the Kearsley Spur Roundabout, facilitating excellent access to nearby regions, including Manchester, located just 10 miles southwest of Farnworth. The property's proximity to dynamic regeneration initiatives presents a valuable opportunity to acquire premises in an area poised for significant growth and improvement.

DESCRIPTION

Comprising an extensive and established former dance school premises. The property extends to approximately 5,267 sq ft (Net Internal Area). The property is arranged over two levels, featuring a variety of spacious, open-plan rooms that can be easily adapted to suit a range of uses and occupiers. The ground and first floors provide ample open plan space for creative layouts/uses.

The space may suit uses including a dance school, a gymnasium, a nursery, or a place of worship, among other uses. The property benefits from generous dimensions and a flexible configuration, and therefore other uses may be considered, subject to obtaining the necessary planning permission.

At ground floor level, the accommodation consists of reception, 2 x dance studios/halls, offices, waiting area and WC. There is a bar within the rear dance studio.

At first floor level, the accommodation extends to include 2 x further dance studios, bar facility, an office and WC facilities.

To the rear, there is private car parking for 6-8 vehicles.

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
Ground Floor	312.80	3,367
First Floor	313.60	3,376
Total	626.47	6,743*

*plus private parking at the rear for 6-8 vehicles

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

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

The rent is on application.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £21,000, 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 £.



PLANNING

E-class (Commercial, Business & Service). The property was previously utilised as a well-established Dance School until retirement. The property may suit a range of uses, subject to planning permission and interested parties are advised to enquire direct with the Local Planning Authority to see if their intended use would be acceptable.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of E(122). The certificate is valid until 24th May 2033. A full copy of the Report is available upon request.

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122 E

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWINGS

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

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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