

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## MIXED USE INVESTMENT FOR SALE

75 HIGHER MARKET STREET  
FARNWORTH, BOLTON, BL4 8HQ



GROSS RENT (AT 28/10/09) £6,760 P.A. ERV £8,000 P.A.

# OIRO £87,950

85/87 Market St, Westhoughton, BOLTON, Lancashire, BL5 3AA  
Tel: 01942 844100 Fax: 01942 844101 Email: info@prgibbs.co.uk

## **LOCATION**

The property is located on the A666 Higher Market Street close to the centre of Farnworth and main shopping area.

Bolton town centre is some 3 miles to the north along the A666. Farnworth is linked by rail and road to Manchester city centre which is some 10 miles to the south east. Farnworth provides easy access to the regions motorway network via the M61 motorway, which is located a half mile to the south east.

## **DESCRIPTION**

The property is a traditionally constructed two storey mid terrace property.

## **ACCOMMODATION**

The property provides a self-contained retail unit to the ground floor and a self-contained one bed flat to the first floor.

## **SERVICES**

The property is connected to all mains services.

## **TENURE**

The property is believed to be freehold or long leasehold at a nominal ground rent. We have not had site of the title documents and so are currently unable to confirm or comment further on tenure.

## **INCOME/TENANCIES**

Currently the retail unit produces a rent of £260 per calendar month equating to £3,120 per year. The flat is let on an assured shorthold tenancy at a rent equivalent of £303.33 per calendar month equating to £3,640 per year. The gross current rental income, as at 28/10/2009, is £6,760 p.a. The estimated rental value (ERV) of the property is circa £8,000 p.a.

## **PROPOSITION**

Our client is seeking a consideration in the region of £87,950 for the property.

## **LEGAL COSTS**

Each party is to pay their own legal costs.

## **FURTHER INFORMATION / VIEWINGS**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning Keith Shatwell on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.

## **DISCLAIMER**

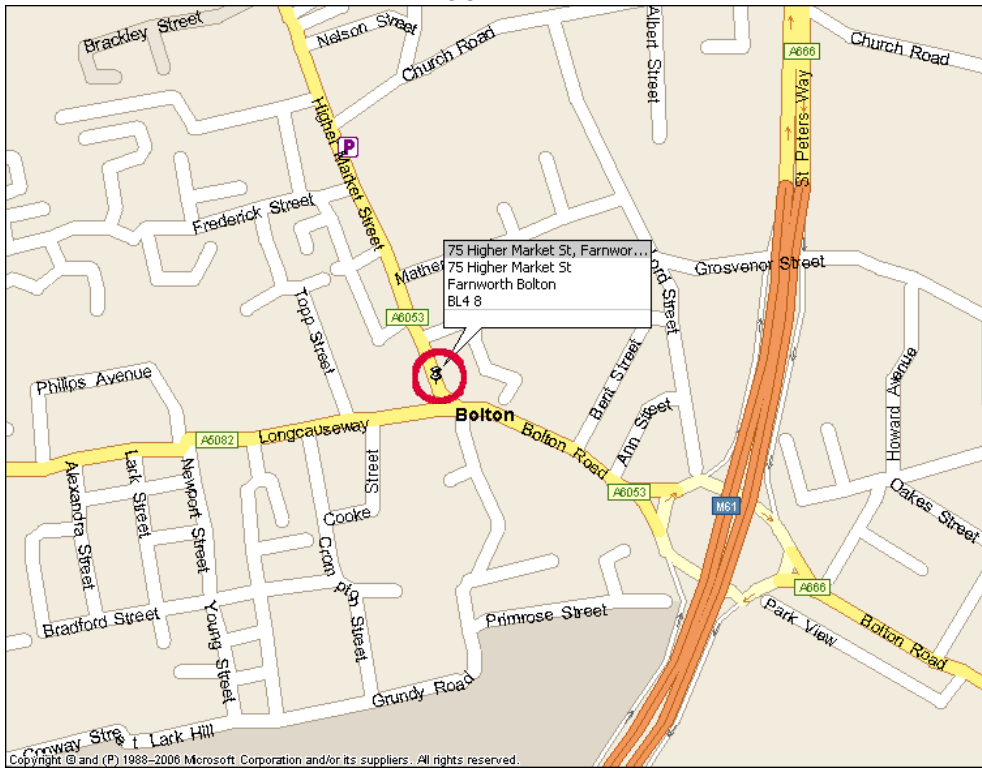
### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -**

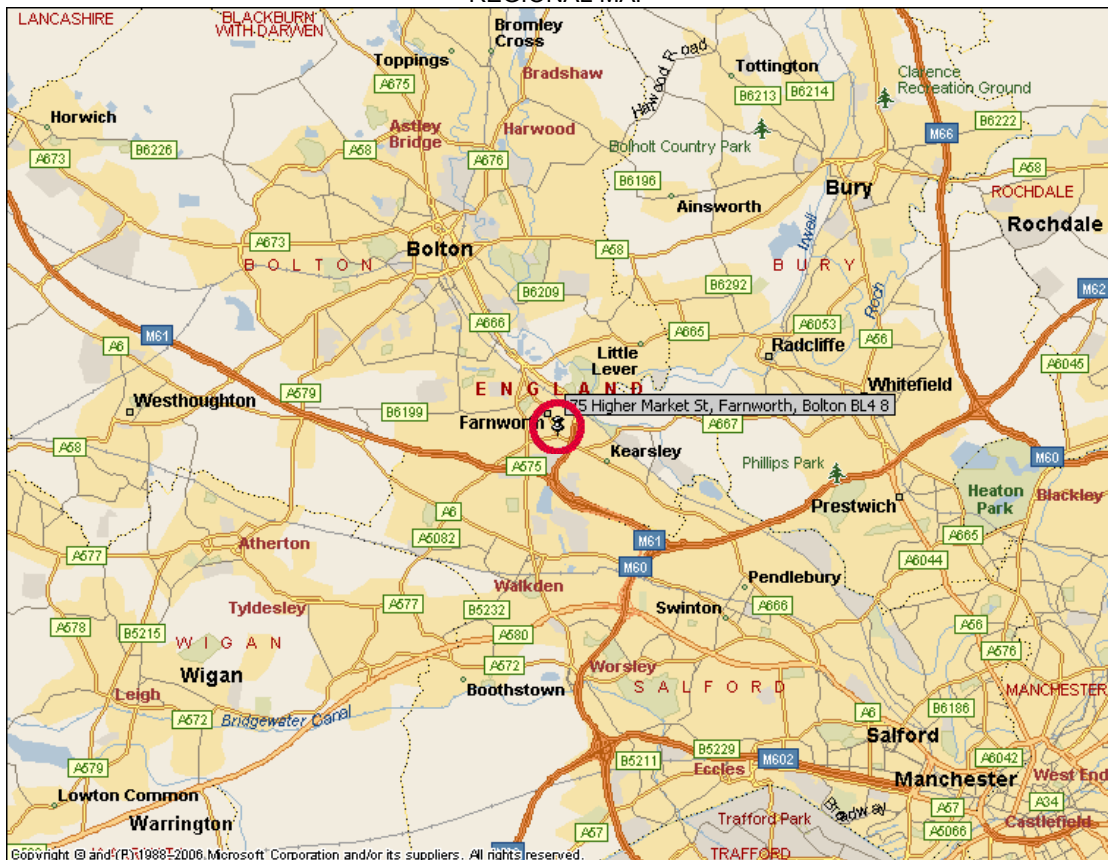
- a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

# LOCATION PLANS

LOCAL MAP



REGIONAL MAP



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**Date Amended:** 6<sup>th</sup> May 2010

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