

**INDUSTRIAL PREMISES  
LORNE STREET  
FARNWORTH  
BOLTON  
BL4 7LZ**

**Situation and Description**

The property is situated on the north side of Lorne Street, at the junction with Brentwood Drive, in an established commercial area on the northern outskirts of Farnworth.

Bolton town centre is situated approximately 2 miles to the north and access to the Motorway Network is via the M61, within 2 miles to the south.

The surrounding area has a mix of mill buildings and industrial units to the north of Lorne Street, with residential properties to the south.

Originally constructed in the inter-war period, the property has subsequently been extended to the rear, to provide interconnecting two storey offices, workshops and stores.

The property extends to a total gross internal floor area of approximately 2,677 sq m (28,812 sq ft), on a site extending to approximately 0.34 ha (0.85 acres).

The two storey office building is of brick construction with single glazed timber windows. The roof is dual pitched and slate covered.

Internally, stud partitioned offices have been created, having lay in grid suspended ceilings and air handling. Heating is from gas fired central heating.

The workshops and stores are of single storey steel frame and brick construction, beneath corrugated asbestos clad pitched roofs, with a flat asphalt roof to the stores.

Eaves heights range from 2.6 metres – 4.5 metres and the majority of loading doors are timber units. Heating is from gas fired warm air blowers and lighting is via halogen units and florescent strips.

Externally, there is gated car parking for 9 vehicles adjoining the offices and a rear service yard, secured by palisade fencing is accessed off Brentwood Drive. The offices are accessed off Stockton Street, along which there is roadside parking.

The site is irregular in shape and reasonably level.

**Accommodation**

The accommodation was inspected on 10 December 2009. The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice. The gross internal floor area is as follows:

DESCRIPTION	SQ M	SQ FT
Ground Floor Offices	332.66	3,581
First Floor Offices	332.66	3,581
Workshop 1 (Steel trussed roof)	163.22	1,757
Workshop 2 (Portal Frame)	846.43	9,111
Workshop 3 (Portal Frame)	760.10	8,182
Flat Roofed Store	241.52	2,600
<b>TOTAL</b>	<b>2,676.59</b>	<b>28,812</b>

### Services

We understand that all the usual mains services are available and connected to the property.

### Rating

We understand from enquiries of the Local Authority that the property is assessed as "Factory & Premises" at a Rateable Value of £58,000 (2005 List) and £59,000 (2010 List).

The current Uniform Business Rate for 2009/2010 is 48.5p.

### Town Planning

We understand the property has consent for the existing B1 & B2 General Industrial use.

### Tenure & Tenancies

We understand the property tenure is part freehold and part long leasehold.

### Terms

Offers are invited for the benefit of the freehold/long leasehold interest.

### Vat

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

### Viewing

Strictly by appointment with the sole agents, Wignall Brownlow LLP.

Contact Jonathan Brownlow on 0161 839 6409, or email: [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk)

**SUBJECT TO CONTRACT**

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