

# Lot 5

Bank Chambers, 3 King Street,  
FARNWORTH, Bolton, Lancs BL4 7AA

**GUIDE PRICE: £160,000**



## SEMI DETACHED OFFICE BUILDING, APPROX. 800 SF

This semi detached office building that is constructed of brick under a pitched tiled roof offers approximately 800 sq ft of space over two floors. The property is currently let on a tenancy at will producing a current rent of £1150 per calendar month. We understand that this tenancy will cease in November 2007 and subsequently the premises will be vacant thereafter. The building is being sold on a virtual freehold basis and provides excellent potential for Investment or owner occupation.

### LOCATION

Farnworth is located approximately 2 miles south of Bolton town centre and is approximately 8 miles north west of Manchester city centre. The A666 St Peter's Way dual carriageway is approximately 0.6 miles to the north providing immediate access Bolton City centre and the national motorway network via junction 3 of the M61 situated within 1.5 miles. The M61 motorway in turn provides access to the national motorway network via the M62, M66 M56 and M6 motorways. Manchester International Airport is within a 30 minutes drive time. Major facilities include the Market Precinct Shopping Centre. King Street connects the A6053 Market Street to Albert Road.



### ACCOMMODATION

Ground floor consisting of open plan office, stores, kitchen and WC.  
First floor consisting of open plan office and private office.

### TENURE

Leasehold 999 years from 2003 at a ground rent of £8pa.

### LOCAL AUTHORITY & TAX RATING

Bolton Metropolitan Borough Council: 01204 333333

### ADOPTED RATEABLE VALUE

£7,500

### POPULATION & EMPLOYMENT

Last recorded figures show a district population of 261,037 with a 64% employment rate.

### VENDORS SOLICITORS

Mr T Nuttall  
Abacus Solicitors  
Reedham House  
31-33 King Street  
Manchester M3 2PN

0161 833 0044

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■