

Lot 23, 52 Brackley Street, Farnworth, Manchester,

BL4 9DR

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment

- Let to Heron Foods Limited on a New Lease until 2030 (subject to option)
- Heron Foods Limited in occupation for over 15 years
- Attractive well configured flexible Retail Unit
- Potential long term redevelopment opportunity (subject to planning consent)
- Adjacent to a new 97 residential unit and 1,858.06 sq m (20,000 sq ft) commercial space development
- Neighbouring occupiers include Asda, Iceland, Lidl and Home Bargains

Lot

23

Auction

12th February 2026

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

Retail, Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles	Approximately 8 miles northwest of Manchester city centre, 10 miles southeast of Bolton
Roads	A666, A575, M61, M60 (Manchester Outer Ring Road)
Rail	Farnworth Railway Station (direct services to Manchester Victoria and Bolton)
Air	Manchester Airport

Situation

The property is situated on north side of Brackley Street within the heart of Farnworth Town Centre. The property benefits from close proximity to a large Asda superstore and is adjacent to a new residential and commercial development comprising 97 residential units and 1,858.06 sq m (20,000 sq ft) of commercial spaces.

Neighbouring occupiers include Asda, Lidl, Iceland and Home Bargains, and a mix of local commercial occupiers. The nearby Asda car park provides 300 parking spaces.

Tenure

Freehold. (4)

EPC

Band B

Description

The property comprises a single-storey well configured retail unit, providing open-plan sales accommodation together with ancillary storage and staff facilities.

The property may benefit from longer term redevelopment potential, subject to obtaining the necessary planning consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	272.00	(2,928)	HERON FOODS LIMITED (CRN 01392197) (2)	5 years from 23/12/2025 (3)	£22,000	22/12/2030
Total Approximate Floor Area		272.00 (1)	(2,928)			£22,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Heron Food Limited (CRN:01392197) currently operate from over 340 shops nationwide and employ over 6000 people. Heron Food was established in 1979 and remained a family business until September 2017 when it was brought by B&M Stores (for more information, please see <https://heronfoods.com/about/>). For the 52 weeks ending 29th March 2025 Heron Foods Limited (CRN: 01392197) reported a Turnover of £546,474,000 and Net Assets of £101,293,000 and Pre Tax Profits of £18,346,000. (Report and Financial Statements as published at Companies House 16/01/2026).

(3) The lease provides the Tenant option to determine the lease on 22/12/2028 upon serving 6 months written notice.

(4) The Seller owns the Freehold interest under title number MAN222510 and MAN222483 and the head Leasehold interest held under title number GM842995 for a term of 120 years from 01/04/1998 until 31/03/2118. Both Freehold and the head Leasehold interest will be transferred to the Buyer.

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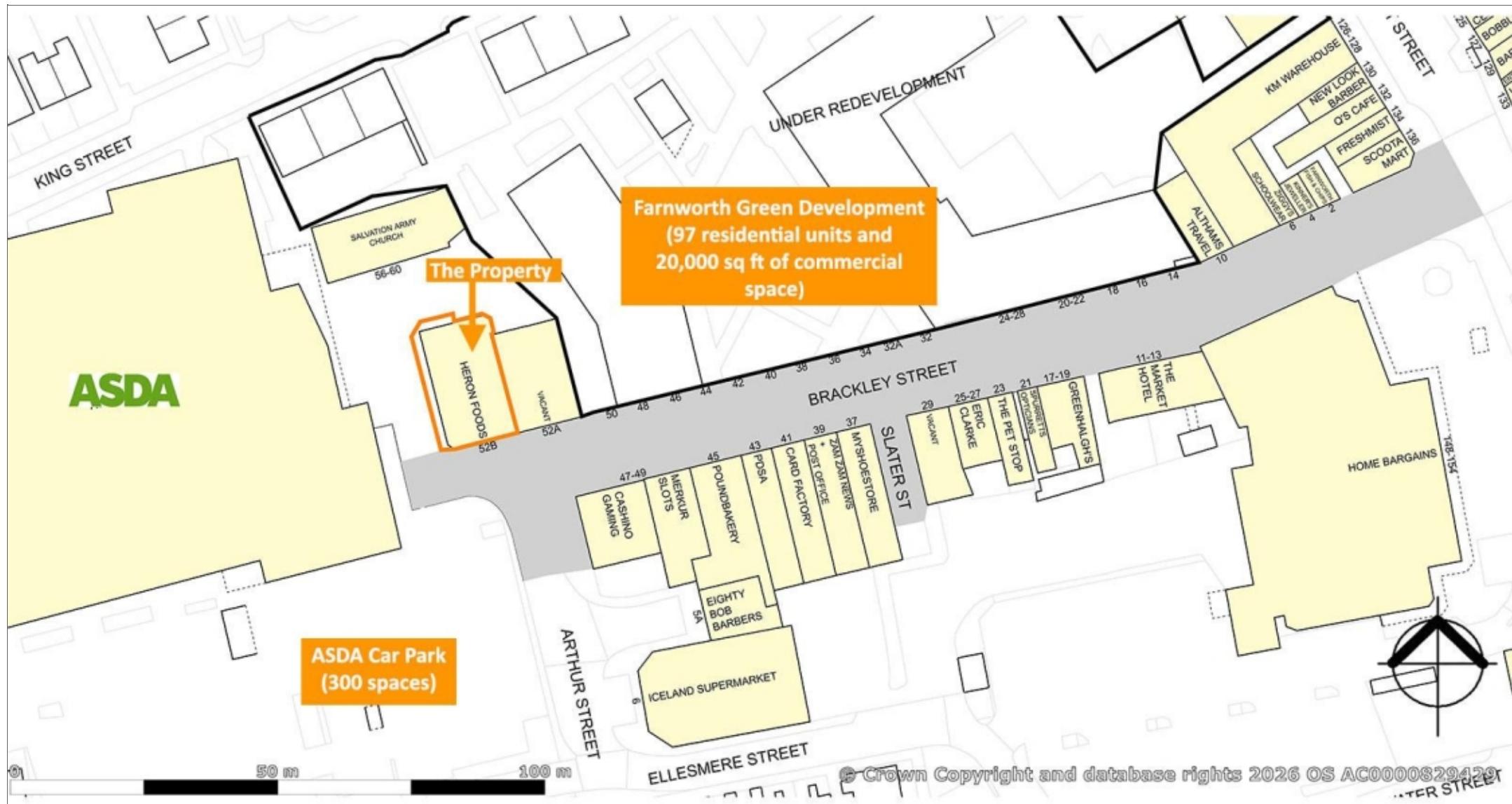
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Contacts

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2024