

# Lot 23, 52 Brackley Street, Farnworth, Manchester,

**BL4 9DR**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## 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.

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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](http://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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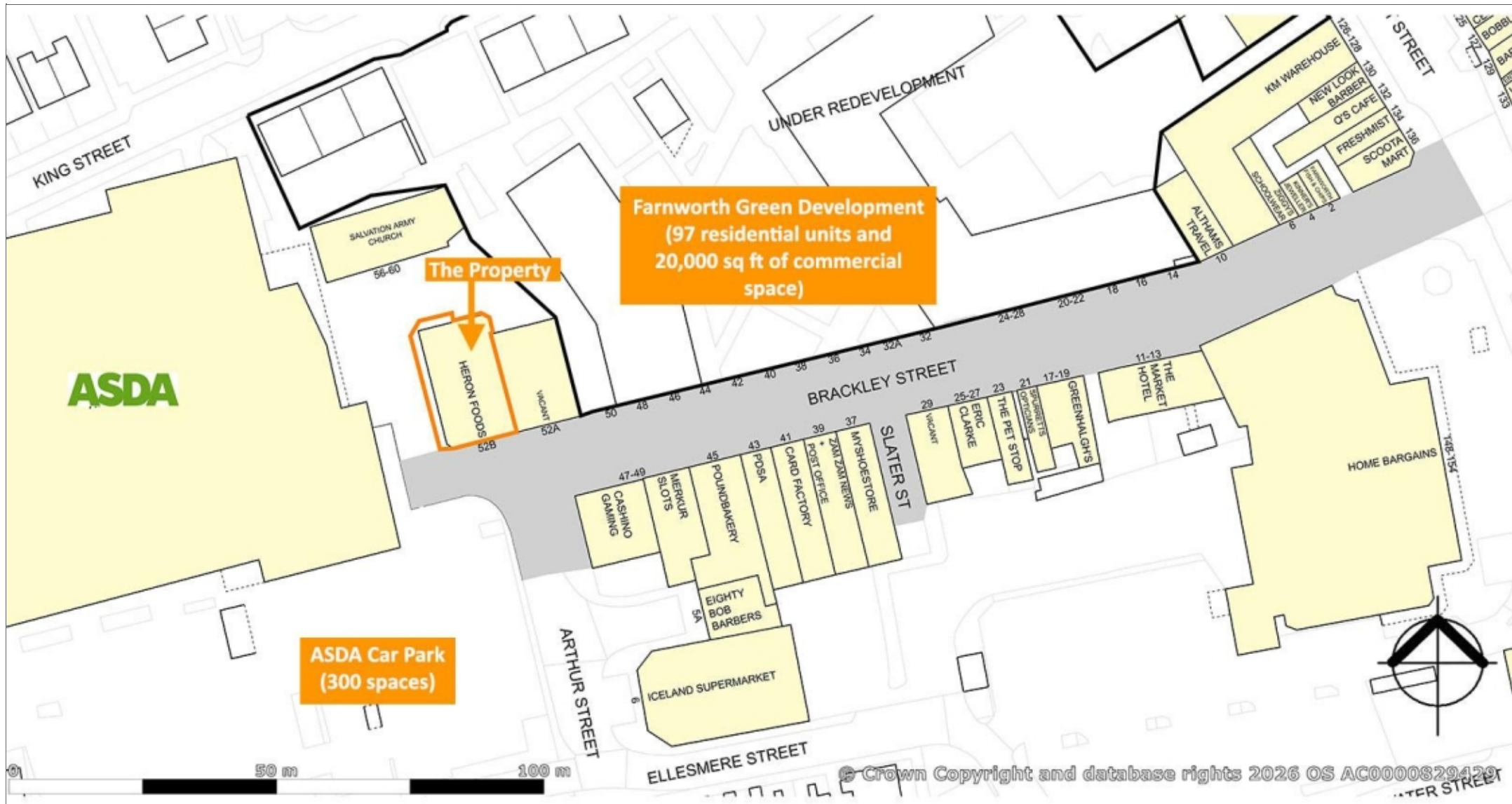




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## Contacts

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### Seller's Solicitors

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Derby  
DE24 8HG

**Ben Pickup**  
01332 226 484  
[ben.pickup@flintbishop.co.uk](mailto:ben.pickup@flintbishop.co.uk)

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2024