

# Lot 51

£23,500 per annum exclusive

43 Brackley Street,  
**Farnworth, Nr. Bolton, Greater Manchester BL4 9DS**  
 Freehold Retail Investment



## Key Details

- Let to The People's Dispensary for Sick Animals
- New 5 year lease renewal (subject to option)
- Close to Farnworth Market and Asda Superstore, with Iceland, Greggs, Heron Foods and Home Bargains nearby

## Location

**Miles:** 2.5 miles south-east of Bolton  
 9 miles north-west of Manchester City Centre  
**Roads:** A666, M61 (junction 3)  
**Rail:** Farnworth Railway Station  
**Air:** Manchester Airport

## Situation

The property is situated in a busy pedestrianised location on the southern side of Brackley Street, which is the prime trading location in the town. The property benefits from being located opposite Farnworth Market and is also 100 metres from Asda Superstore. The property adjoins Card Factory and other nearby occupiers include Iceland, Heron Foods, Greggs, Superdrug, Pound Bakery, Select, B&M and Home Bargains. The town's two major car parks are also close by.

## Description

The property comprises a well configured shop arranged on the ground floor only.

## Tenure

Freehold.

## VAT

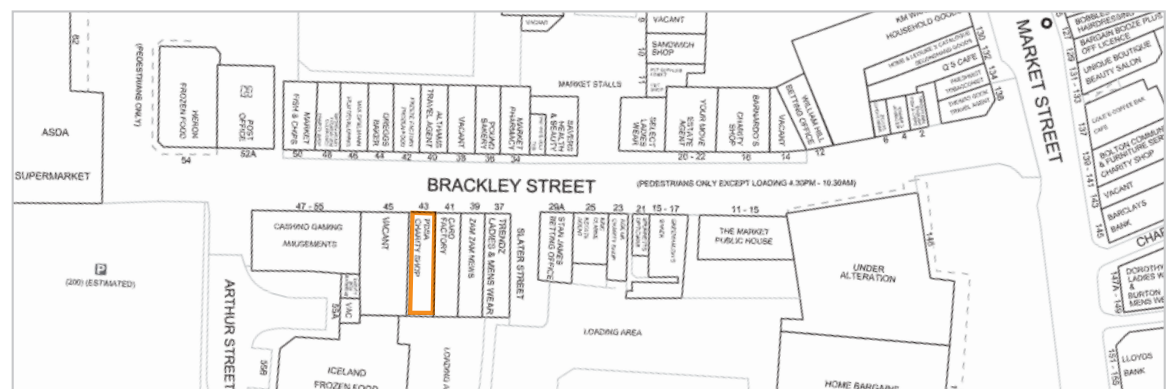
VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	151.40 sq m (1,630 sq ft)	THE PEOPLE'S DISPENSARY FOR SICK ANIMALS (1) t/a PDSA	5 years from 29/09/2017 (2) on a full repairing and insuring lease	£23,500	28/09/2022
<b>Total</b>		<b>151.40 sq m (1,630 sq ft)</b>			<b>£23,500</b>	

- (1) Founded in 1917 by Maria Dickin CBE, PDSA is the UK's leading veterinary charity with approximately 120 shops. Operating through a UK-wide network of 48 pet hospitals, PDSA provides free veterinary care to the sick and injured pets of people in need and promotes responsible pet ownership (Source: www.pdsa.co.uk 14/12/2017).
- (2) The lease provides for a tenant option to determine on 28th September 2020.



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