

**Lot 31, 124 Market Street, Farnworth, Bolton,**

**Lancashire BL4 9AE**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Virtual Freehold Ground Floor Retail Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 31, 124 Market Street, Farnworth, Bolton,

## Lancashire BL4 9AE

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### Property Information

#### Virtual Freehold Ground Floor Retail Opportunity

- Ground Floor Retail Unit
- Prominent Town Centre Trading Position
- Let to Done Brothers (Cash Betting) Limited t/a Betfred
- Close to Farnworth Market and Farnworth Railway Station
- Nearby Occupiers Include Natwest, Home Bargains, Iceland, Lloyds Bank

#### Lot

31

#### Auction

16th February 2023

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

#### Location

##### Miles

2.5 miles south east of Bolton, 9 miles north-west of Manchester City Centre

##### Roads

A666, M61 (J3)

##### Rail

Farnworth Railway Station

##### Air

Manchester Airport

#### Situation

The property is located on the west side of Market Street (A6053), a busy retailing thoroughfare which also provides direct access to the M61 some 500 meters to the south. The property is situated in a prominent trading position close to Farnworth Railway Station. Nearby occupiers including NatWest, Home Bargains, Iceland, Lloyds Bank and a mix of local cafes, restaurants and retailers. The town's two major car parks are also located close by.

#### Tenure

Virtual Freehold. Held from 09/05/2006 for a term of 999 years at a peppercorn ground rent.

#### Description

The property comprises a ground floor retail unit currently trading as Betfred.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

#### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	167.70	(1,805)	DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)	15 years from 21/07/2004 Holding Over	£30,000
<b>Total Approximate Floor Area</b>		<b>167.70</b>	<b>(1,805) (2)</b>			<b>£30,000</b>

(1) For the year ending 26/09/2021 Done Brothers (Cash Betting) Limited (CRN 01277703) reported a Turnover of £244,150,000, a Pre-Tax Profit of negative £28,470,000 and a Net Worth of £114,809,000 (NorthRow 18/11/2022). Done Brothers is part of Betfred, a bookmaker based in the United Kingdom and operating from over 1,480 shops ([www.betfred.com](http://www.betfred.com)).

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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September 2020