

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**FOR
SALE**



SUPERB INDUSTRIAL INVESTMENT

1,767.1 m² (19,022 ft²)

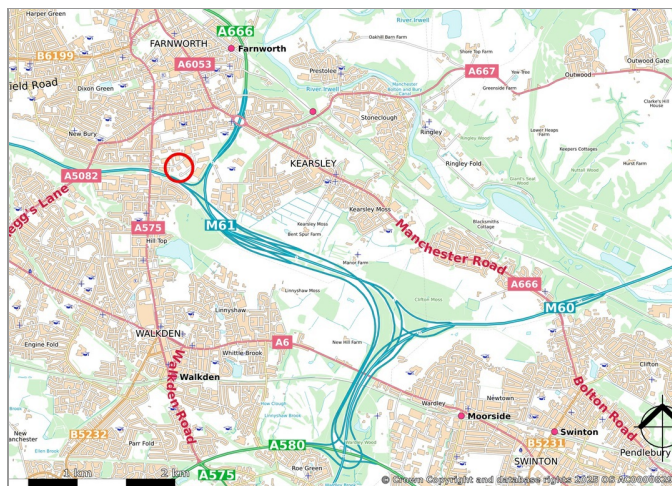
Johnsons Workwear
Express Trading Estate
Stone Hill Road
Farnworth
Bolton
BL4 9TP

- Let To A Very Strong Covenant
- Prime Single Let Investment
- Long Standing Tenant
- Recently Renewed 10 Year Lease

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET



Location

The property is excellently located within Express Trading Estate fronting directly onto Stone Hill Road close to its junction with Worsley Road (A575). Walkden and Farnworth Town Centres are each within a mile of the estate whilst Manchester city centre lies around 7 miles to the south east.

Access to St Peters Way (A666) is just over 1 mile to the north, very close to the intersection of M61 motorway with A666, which provides ready access to the M60 and M62 motorways.

Nearby occupiers include Royal Mail, Booker Cash and Carry, SRG Apparel Plc, Bestway Cash and Carry and Aalco.

Description

The property comprises a self-contained detached industrial unit of portal frame construction with metal and brick clad elevations. The unit benefits from 6 metre eaves height, four level access loading doors to the rear elevation as well as a two storey office block to the front accommodating offices, staff and welfare facilities.

The property has an extensive fully surfaced service yard to the rear with separate access directly from Stone Hill Road as well as a designated car park accessed via the side of the building from the front.

Accommodation

The property extends to the following approximate Gross Internal Areas (GIA):

	m ²	ft ²
Warehouse	1581.6	17,025
Ground Floor Offices	92.5	996
First Floor Offices	93.0	1,001
Total GIA	1767.1	19,022

Tenure

Freehold.

Occupational Tenancy

The premises are let to Johnsons Textile Services Limited by way of a 10 year lease which commenced on 25 March 2025 at an annual rental of £130,000 per annum exclusive.

The lease is granted on full repairing terms and provides for a rent review after 5 years based on the relative increase in the Consumer Prices Index over the period with a cap of 4% and collar of 1% on the reviewed rental figure.

Tenant Covenant

The property is let in its entirety to Johnsons Textile Services Limited, a subsidiary of Johnson Service Group Plc, who are a leading supplier of work wear and protective wear in the UK providing textile rental and related services across a range of sectors. Johnson Service Group Plc recently transitioned from AIM to trading on the Main Market of the London Stock Exchange.

The Company is a longstanding occupier at the property, initially taking occupation in 2003, and have demonstrated their commitment to the site by the completion of the recent lease renewal for a further 10 year term certain.

Johnsons Textiles Services Limited was incorporated in 1949 and in their most recent annual accounts for the year ending 31 December 2024 reported a turnover of £467,360,000; a pre-tax profit of £58,142,000 and net assets of £352,320,000.

Asking Price

We are instructed to seek offers in the region of £1,575,000 for this opportunity representing an attractive Net Initial Yield of 7.78% after allowing for standard purchaser's costs and reflecting a capital value of £82.80 per ft².

Energy Performance Certificate

Energy performance certificate (EPC)			
Johnsons Appraisals Ltd Express Trading Estate Stone Hill Road Farnworth BOLLIN BL4 9TP	Energy rating C	Valid until:	13 March 2034
		Certificate number:	2028.8362.6125.9978.7928

Property type	Storage or Distribution
Total floor area	1,831 square metres

Rules on letting this property

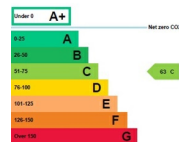
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VAT

We understand the property is elected for VAT.

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

All Enquiries

Further information via the sole agents, **Eckersley**

Contact: Mary Hickman

Telephone: 01772 883388

Email: preston@eckersleyproperty.co.uk





