

# TO LET

TRADE COUNTER/RETAIL/COMMERCIAL

83.36 SQ M (897 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 3  
VICTORIA MILL  
BOLTON OLD ROAD  
ATHERTON  
M46 9JG**

**£8,000**  
Per annum

- **Quasi Trade/Retail & Commercial units**
- **Ground floor unit**
- **Located in established and busy mill complex**
- **Extensive on-site car parking**
- **Suitable for a range of commercial uses**
- **Other site operators include carpet/flooring/tiling retailers and printing shop**
- **Economical units from £8,000 per annum**



### LOCATION

The available accommodation is situated within the established and well regarded Victoria Mill complex at the Junction of Bolton Old Road and Bolton Road on the fringes of Atherton Town Centre.

### DESCRIPTION

Victoria Mill comprises an extensive and well established historic mixed use leisure, retail and commercial mill complex dating to 1891, originally operated by Atherton Cotton Spinning Company.

In recent years, the property was acquired by a local owner and refurbished throughout to an excellent standard, providing for superb, economic commercial accommodation suitable for a range of uses including trade, retail, leisure and storage.

The available unit is situated upon the ground floor and has shared access and facilities with Howe Bridge Carpets and Photo Gifts Now.

Each unit is self-contained and benefits from being sub-metered with access to water and mains drainage. There are communal kitchen and WC facilities.

The unit would suit a range of uses/occupiers.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor – Unit 3	83.36	897

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £8,000 per annum plus VAT.

All rents include insurance.

### SERVICES

Each unit is capable of having water supply, electric supply and mains drainage.

The units are sub-metered for electric usage and invoiced/recharged by the Landlord.

### SERVICE CHARGE

A service charge is payable. Further information will be made available on request.

### VAT

VAT is applicable, at the prevailing rate.

### BUSINESS RATES

The tenants are responsible for the payment of any Business Rates attributable to the units. Each unit benefits from having a Business Rates assessment rateable value of £12,000 and therefore attracts 100% rates relief for qualifying small businesses.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Andrew Kerr or Nathan Broughton

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