

# TO LET

## SECURE OPEN STORAGE YARD

### YARD 1: 856.47 SQ M (9,219 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**YARD 1 AT ALBERT WORKS  
ALBERT STREET  
HORWICH  
BOLTON  
BL6 7AP**

**£16,750  
Per annum**

- Secure open yard space
- Palisade fencing and secure swing action gate
- Good location on established mill complex
- Walking distance of Horwich Town Centre
- Good links to Junction 6 of the M61 motorway
- £16,750 per annum plus VAT



### LOCATION

The site is located at the head of Albert Street, Horwich and overlooks Mort Street, Pioneer Street and Pioneer Close with views over Rivington Pike.

Part of Rivington & Blackrod Secondary School is adjacent so is Pike View Medical Centre and a Nursing Home.

Albert Road is accessed directly off Lee Lane and is located only 400 metres from Horwich town centre.

### DESCRIPTION

Secure, open storage yard bound by 2m high steel palisade fencing and accessed via manual swing action gates.

The yards has a "crush and run" surface and would suit plant & machinery storage etc.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Site Area:

Description	SQ M	SQ FT
Yard 1	856.47	9,219 (edged red on the attached plan)

### LEASE TERMS & RENTAL

Available by way of a new tenant's Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £16,750 per annum exclusive.

### SERVICES

Services are available to the yard but will be reflected in the rental if required.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT is applicable.

### BUSINESS RATES

Each yard is eligible for 100% small rates relief subject to the ingoing tenant qualifying for relief.

Interested parties are to make their own enquiries direct with Bolton Metropolitan Borough Council Rating Department.

### EPC

Not Applicable.

### 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

Email: [akerr@lambandswift.com](mailto:akerr@lambandswift.com)

Contact: Nathan Broughton

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## Aerial View

