

TO LET

WAREHOUSE PREMISES

563 SQ M (6,060 SQ FT)

Lamb & Swift
Commercial Property

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UNIT 8
DUNSCAR BUSINESS PARK
BLACKBURN ROAD
DUNSCAR
BOLTON
BL7 9PQ

£29,950
Per annum

- Located on well-established business park
- Eaves height of 3.58 m to the front section and 5.82 m to the rear section
- Security alarm fitted
- May suit a number of other uses STPP
- £29,950 per annum



LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, which is located approximately 4 miles from Bolton town centre with access to the National Motorway Network.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley. The subject unit is located at the front of the Estate overlooking Blackburn Road.

DESCRIPTION

The subject property comprises a well-proportioned self-contained warehouse unit being arranged in 2 sections.

The front section has an eaves height of 3.58m with electrically operated roller shutter door with the main entrance door also benefitting from a remote-controlled roller shutter door, 2 gas warm air blowers for heating, lighting and power, WC, kitchen and small office.

The property is constructed of stone/brick with steel and timber roof construction beneath a pitched tin covering incorporating 10% roof lighting.

The rear section has an eaves height of 5.82m, lighting and power. Security alarm and fire alarm are fitted to the premises.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 8	563	6,060

LEASE TERMS & RENTAL

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

The rental is £29,950 per annum exclusive.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

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

SERVICE CHARGE

A service charge will be levied to recover the cost of common site maintenance and landscaping.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable value of £33,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

PLANNING

B1, B2 & B8 Uses are permitted. Other uses may be considered STPP.

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.

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