

# TO LET

**MID TERRACED SELF-CONTAINED INDUSTRIAL  
WORKSHOP UNIT**

**33.45 SQ M (360 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)

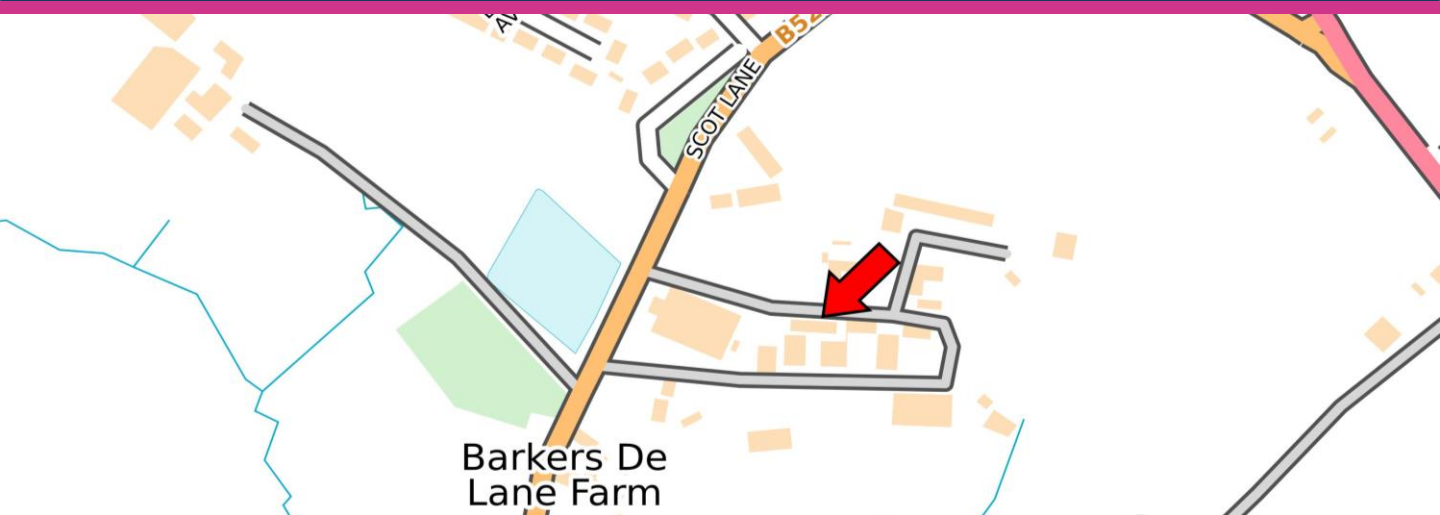


**UNIT 14F  
BLACKROD INDUSTRIAL ESTATE  
SCOT LANE  
BLACKROD  
BOLTON  
BL6 5SL**

**£6,000**

**Per annum**

- **£500 per month (excluding VAT), inclusive of rent, service charge, building insurance and electricity on a fair usage basis.**
- **Ideal for small businesses**
- **Flexible terms available**
- **Suitable for a variety of uses – subject to planning permission**



### LOCATION

The property is situated within the Blackrod District of Bolton, which is approximately 7 miles west of Bolton Town Centre and approached via the A673 Chorley New Road linking through by the A6027 to the A6 (or alternatively via the M61 at junction 6). Wigan lies some 4 miles to the south west of Blackrod and Chorley some 7 miles to the north west.

Scot Lane Industrial Estate is located on the southern side of Scot Lane (B5238) approximately one mile from the centre of Blackrod.

### DESCRIPTION

The subject property comprises a steel portal frame industrial unit with clad elevations, benefitting from an electrically operated roller shutter and a pedestrian security door within the front elevation.

Internally the property provides for open plan storage/workshop space and comprises of dividing factory partitions and clad internal front and rear elevations.

### 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 14F    | 33.45 | 360   |

### LEASE TERMS & RENTAL

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

The rental is £6,000 per annum exclusive of VAT. However, inclusive of rent, service charge, building insurance and electricity on a fair usage basis.

### SERVICE CHARGE

Inclusive within rental.

### SERVICES

The mains services connected to the property to include electricity supply only.

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

### 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 £3,550 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

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

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### 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: Lois Sutton

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

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