

TO LET

USE CLASS E – COMMERCIAL, BUSINESS & SERVICE
MAY SUIT ALTERNATIVE USES STPP)
227.61 SQ M (2,450 SQ FT)

Lamb & Swift
Commercial Property

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UNIT 1
DUNSCAR BUSINESS PARK
BLACKBURN ROAD
DUNSCAR
BOLTON
BL7 9PQ

£27,000
Per annum

- Former gym premises
- Use Class E – Commercial, Business & Service
- May suit alternative uses STPP
- Arranged across ground floor only
- Located on well-established Business Park
- Majority open plan accommodation
- On site CCTV
- Ample on-site car parking
- Excellent mix of Tenants on site
- Pleasant working environment
- £27,000 per annum



LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, which is located approximately 4 miles north of Bolton town centre, with access to the National Motorway Network via St Peters Way, which is within easy reach.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley.

DESCRIPTION

Comprising a well-proportioned self-contained former gym premises arranged across ground floor only.

The accommodation is majority open plan with changing facilities, a small office and WC's.

The property may suit a number of uses subject to achieving the appropriate planning consent.

ACCOMMODATION

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

SQ M	SQ FT
227.61	2,450

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 5 years. The rental is £27,000 per annum exclusive.

SERVICE CHARGE

A service charge will be levied to recover the cost of common site maintenance and landscaping. Further information available on request.

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 £14,500 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.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Energy Performance Asset Rating: D (81)

Unit 1 Dunscar Industrial Estate Blackburn Road, Egerton BOLTON BL7 9PQ	Energy rating D
Valid until 14 January 2025	Certificate number 0540-0535-3779-1899-1006

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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