

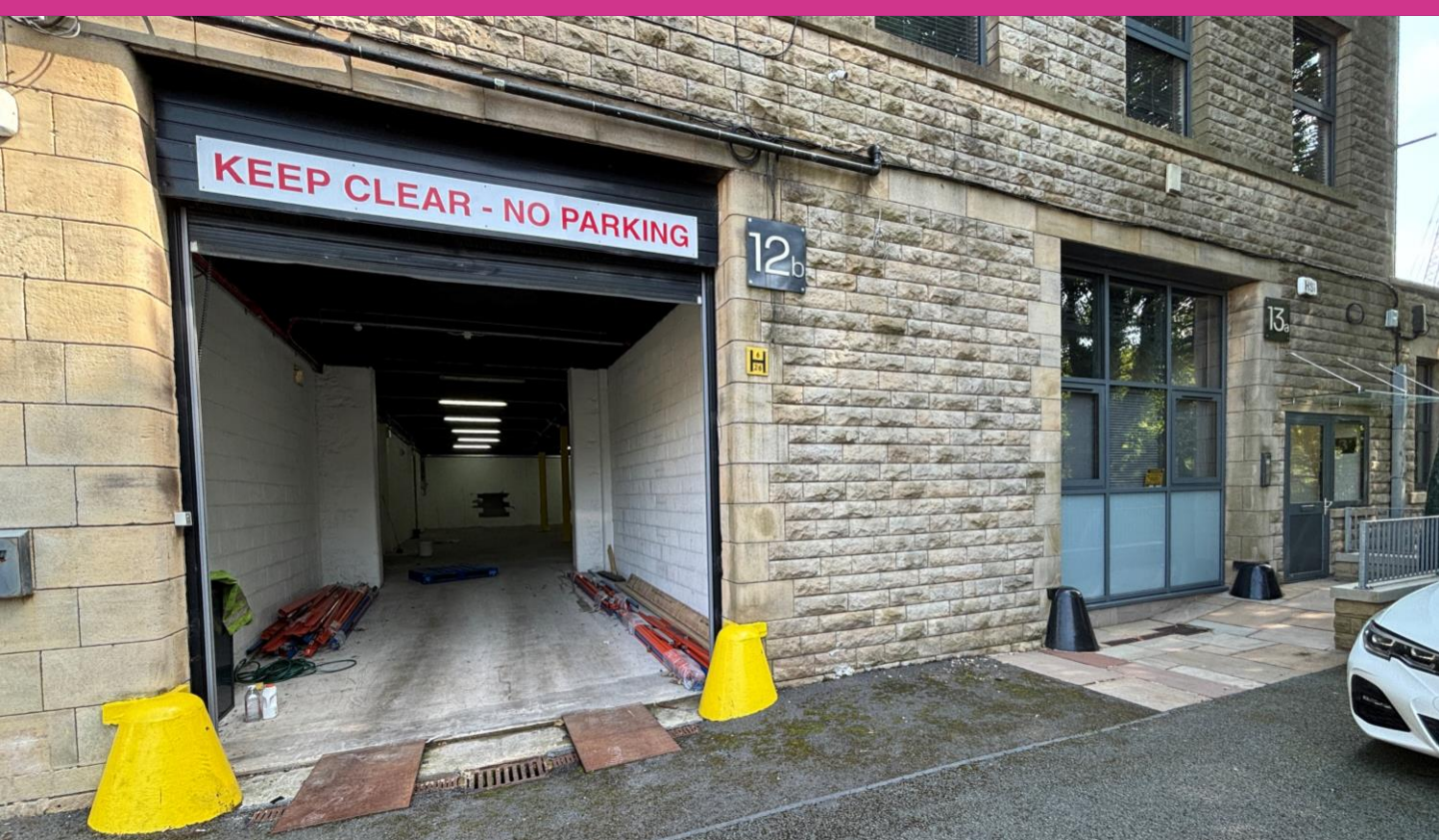
# TO LET

## WAREHOUSE WITH OFFICE

### 342.54 SQ M (3,688 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 12B/13A  
DUNSCAR BUSINESS PARK  
BLACKBURN ROAD  
DUNSCAR  
BOLTON  
BL7 9PQ**

**£26,000**  
Per annum

- Well-presented office accommodation with warehouse to rear
- Arranged across ground floor only
- Located on well-established Business Park
- Excellent mix of Tenants on site
- Ample on-site car parking
- Pleasant working environment
- May suit a number uses of other uses STPP
- £26,000 per annum



### LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, which is located approximately 4 miles 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.

### DESCRIPTION

Comprising a well-proportioned self-contained ground floor warehouse unit with electrically operated roller shutter. The unit is open plan in nature with small kitchen and WC facilities to be installed.

The unit benefits from an adjoining office, that can be accessed independently or via the warehouse. The finish is of a reasonable standard, including carpet floor surfaces, plaster painted walls, suspended ceilings with inset tiled LED lighting panels and perimeter trunking providing for additional power sockets and communications.

### 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 12B	49.54	533
Unit 13A	293.09	3,155
<b>Total</b>	<b>342.63</b>	<b>3,688</b>

### LEASE TERMS & RENTAL

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

The rental is £26,000 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 2024/2025 Financial Year is 54.6 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.

Telephone: 01204 522275

Contact: Lois Sutton

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

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