

# TO LET

**WORKSHOP UNIT WITH SHARED YARD**

**3,424 SQ FT (318.11 SQ M)**

**Lamb & Swift**  
Commercial Property

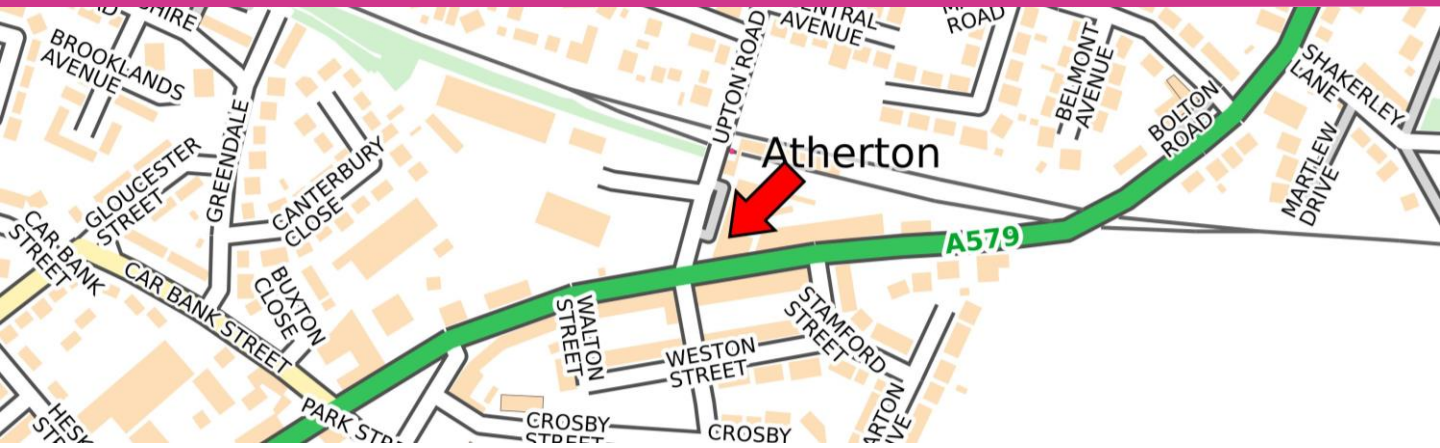
01204 522 275 | [lambandswift.com](http://lambandswift.com)



**REAR OF 138-140  
BOLTON ROAD  
ATHERTON  
M46 9LF**

**£15,000**  
**Per annum**

- **Open plan newly refurbished workshop**
- **Dock level roller shutter access**
- **Onsite parking**
- **May suit a number of uses**
- **Within easy reach of the M61**
- **Close to public transport links**
- **£15,000 per annum exclusive**



### LOCATION

The subject property is accessed via a single carriage road between a retail property and a residential property sat upon Bolton Road. The property is within easy reach to Junction 4 of the M61 motorway, whilst access to the A580 East Lancashire Road is available via the A579, Atherleigh Way.

Atherton town centre is within walking distance of the property and benefits from being right next to the train station.

### DESCRIPTION

The unit comprises brick elevations and set beneath a pitched profile sheet roof covering with translucent roof lights incorporated to increase natural lighting.

Internally the property is open plan with WC's and full length mezzanine for storage. The unit also benefits from basement with concrete flooring and LED strip lighting. The unit has recently been refurbished to a good standard.

There is also a shared yard area to the front of the unit which would allow 4/5 cars to be parked.

### ACCOMMODATION

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

| Description           | SQ M   | SQ FT |
|-----------------------|--------|-------|
| Ground Floor          | 143.18 | 1541  |
| Lower ground/basement | 114.8  | 1236  |
| Mezzanine             | 60.13  | 647   |

### SERVICES

The mains services connected to the property to include mains water, 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

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

### VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Local Authority.

### LEASE TERMS & RENTAL

Available by way of a Tenant's Full Repairing & Insuring basis, at a term of years to be agreed.

The Rental is £15,000 per annum.

### 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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Contact: Lois Sutton

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