## **TO LET** workshop unit with shared yard 3,424 SQ FT (318.11 SQ M)

## Lamb & Swift

01204 522 275 | Iambandswift.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

### Lamb & Swift **Commercial Property**

01204 522 275 | Jambandswift.com



#### 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.

Telephone: 01204 522275

Contact: Lois Sutton Email: <a>lsutton@lambandswift.com</a>

Contact: Joshua Morgan Email: jmorgan@lambandswift.com

Lamb & Swift Commercial **179 Chorley New Road** Bolton BL1 4QZ



ice that al The particul reference to condition and necessary permissions for use and occupation and other details are given without responsibles m, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representation of the second secon

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com













Important Notice Messes Lamb & Swith Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.