

# TO LET

**LOCK UP STORAGE & OFFICE**

**49.0 SQ M (527 SQ FT)**

**Lamb & Swift**  
Commercial Property

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



**UNIT 1**  
**173 BOLTON ROAD**  
**WALKDEN**  
**M28 3BJ**

**£10,000**  
Per annum

- Storage space with office
- Ground floor accommodation
- Close to many local amenities including Ellesmere Shopping Centre, Total Fitness Gym, restaurants, and cafes
- Available immediately (subject to legals)
- On-street parking available
- £10,000 per annum exclusive



### LOCATION

The property is located at the rear of 173 Bolton Road and is accessed from Granville Street.

The A575, Bolton Road, leads to central Walkden less than 0.5 miles to the south, and Farnworth 1.5 miles to the north. The A575 Bolton Road connects to the A580 East Lancashire Road approximately 1 mile to the south, which in turn leads to Manchester 7.5 miles to the east, and Liverpool approximately 30 miles to the west.

The surrounding area is mixed in character, with some residential properties to the north and west, commercial properties along Bolton Road, and Ellesmere Shopping Centre located on the adjacent site, which is home to M&S Foodhall, Tesco Extra, Total Fitness Gym, Aldi, The Range, Nando's, JD Sports, KFC, McDonalds, Costa Coffee and more.

### DESCRIPTION

This ground floor storage and office accommodation is located at the rear of what is an otherwise two storey office building which has its own separate access.

The accommodation is at ground floor level and has its own dedicated access, by way of an electronically operated roller shutter door to Granville Street. Internally the unit provides two rooms, one suitable for storage, and the other suitable for office (or additional storage). There is a kitchen and WC which is shared with the other ground floor office. Externally there is on-street parking available.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Storage	27.3	294
Office	21.7	233

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a negotiable term.

The rental is £10,000 per annum exclusive.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Tenants will pay a contribution to services and a Service Charge for communal maintenance and upkeep.

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

### VAT

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

### BUSINESS RATES

The property will require separate business rates listings once lettings are complete as it is currently assessed as a whole. We anticipate all units at the building will be eligible for Small Business Rate Relief (subject to Tenants eligibility).

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.

### 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: Josh Morgan

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**Lamb & Swift Commercial**  
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