

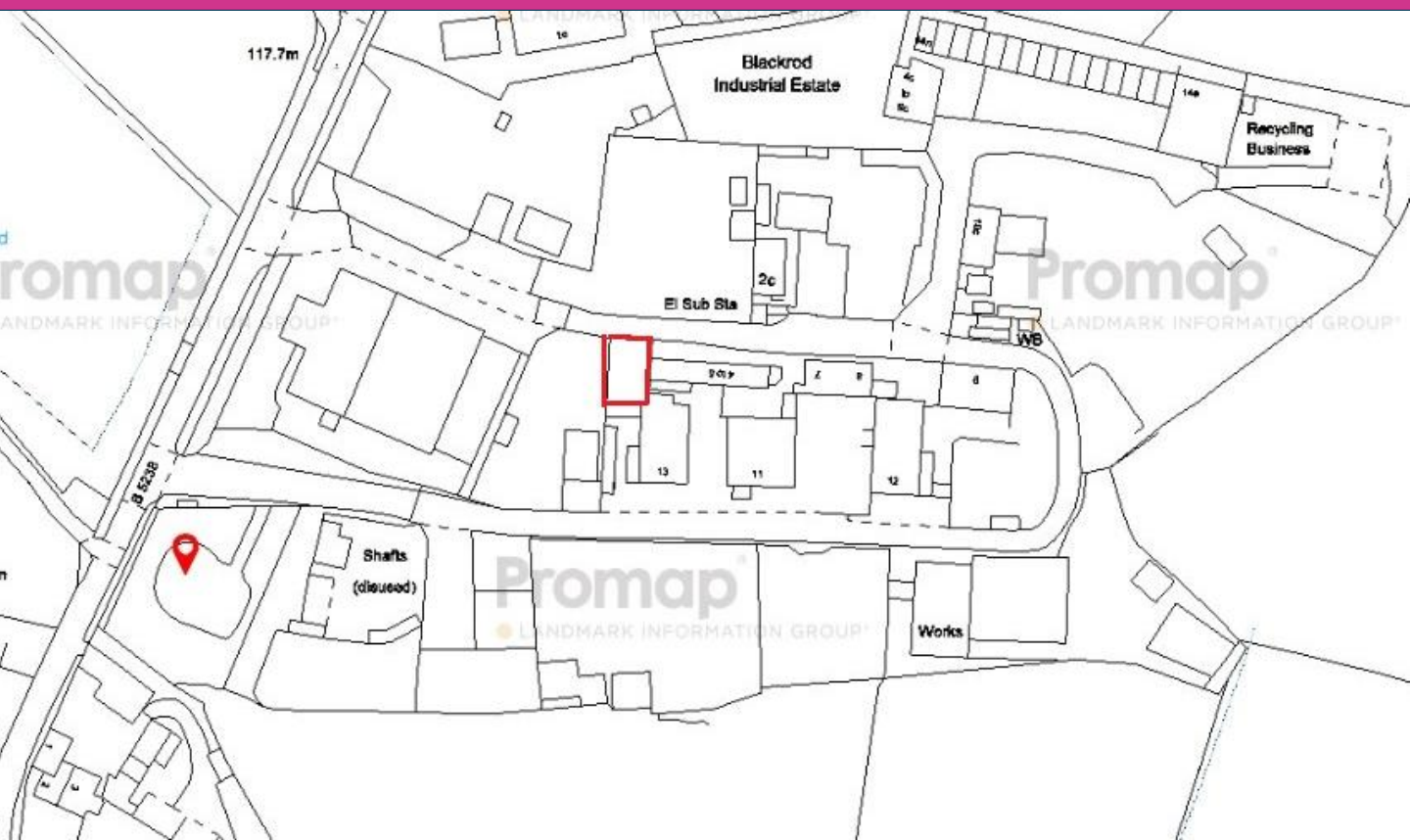
TO LET

Lamb & Swift
Commercial Property

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STORAGE YARD

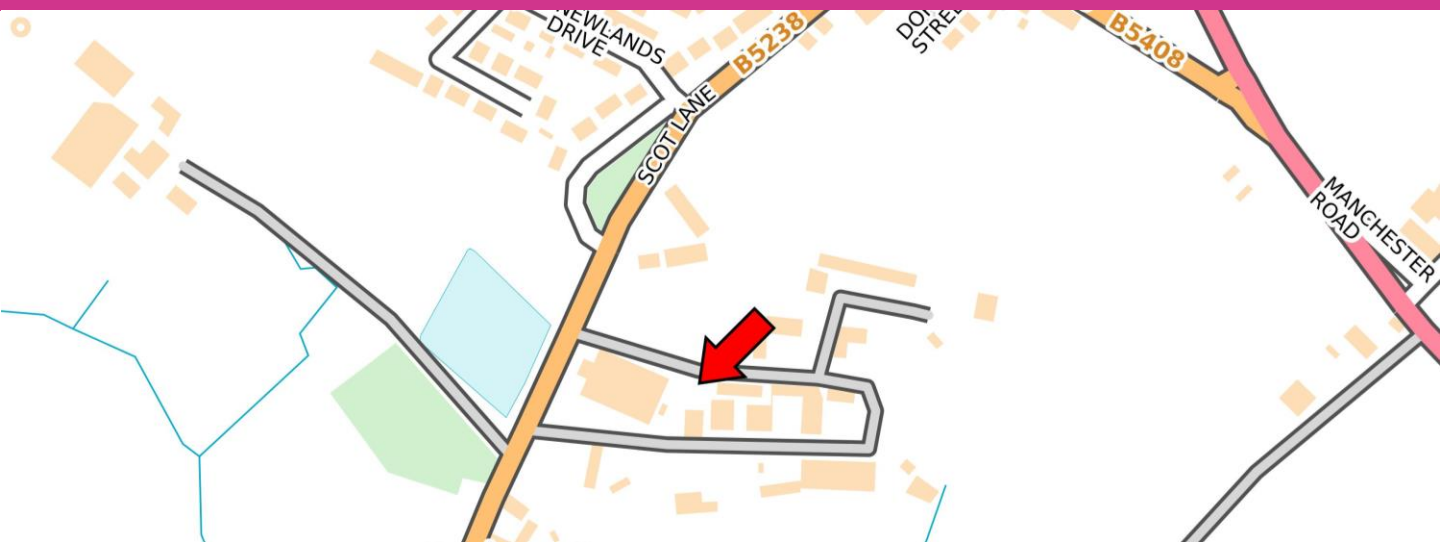
186 SQ M (2,000 SQ FT)



YARD ON BLACKROD INDUSTRIAL ESTATE
SCOT LANE
BLACKROD
BOLTON
BL6 5SL

£7,200
Per annum

- £150 per week excluding VAT
- Flexible terms available
- Water/electric/waste may be available dependent on enquiry
- Close proximity to M61
- Secure storage yard, bound by fencing with double gates



LOCATION

The property is situated within the Blackrod District of Bolton, which is approximately 7 miles west of Bolton Town Centre and approached via the A673 Chorley New Road linking through by the A6027 to the A6 (or alternatively via the M61 at junction 6). Wigan lies some 4 miles to the South West of Blackrod and Chorley some 7 miles to the North West.

Scot Lane Industrial Estate is located on the southern side of Scot Lane (B5238) approximately one mile from the centre of Blackrod.

DESCRIPTION

The subject site comprises of a soil surface open air storage yard located within the heart of the estate. Surfacing is a possibility but will depend on the requirements of the tenant.

The yard is bound by perimeter fencing and has double gates.

ACCOMMODATION

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

Description	SQ M	SQ FT
Yard	186	2,000

LEASE TERMS & RENTAL

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

Rental £7,200 per annum.

SERVICES

Currently there are no services in the yard, however it may be possible to obtain a power supply, water and waste if required- please note that this may affect the rent.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

The yard hasn't been assessed for Business Rates, therefore an assessment will be required.

EPC

Not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: kutton@lambandswift.com

Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ

