

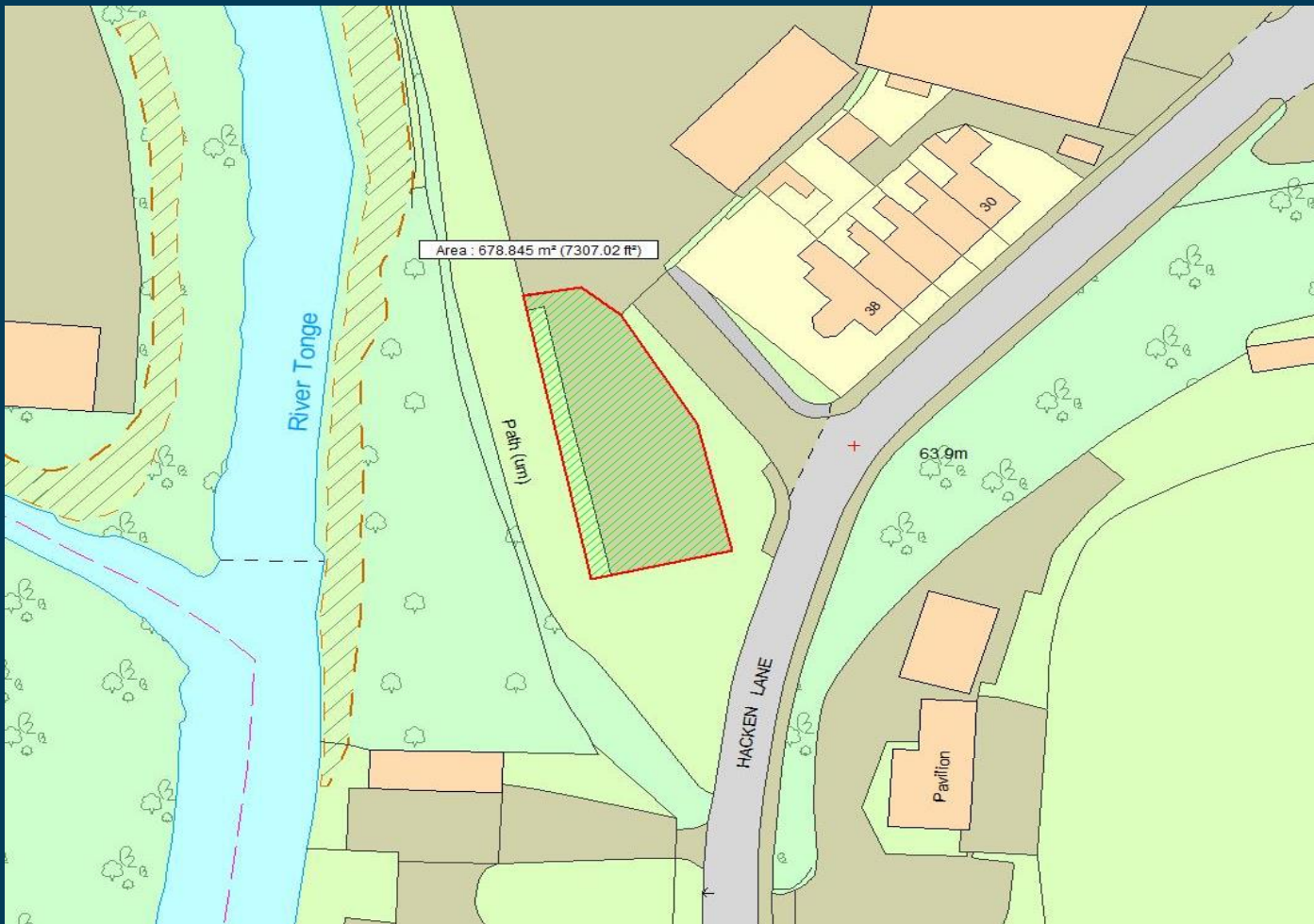
# TO LET

## STORAGE LAND/YARD

678.85 SQ M (7,307 SQ FT)/0.168 ACRES

**Lamb & Swift**  
Commercial Property

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



**STORAGE LAND  
RIVERSDALE INDUSTRIAL ESTATE  
HACKEN LANE  
BOLTON  
BL3 1SJ**

**£15,000**  
Per annum

- Established industrial location
- Flexible lease terms available
- Fenced and secure
- Suitable for a variety of uses STPP
- Good transport links
- Clean uses only



### LOCATION

The subject land is located on Riversdale Industrial Estate which is accessed via Hacken Lane in the Darcy Lever area of Bolton. The land is easily accessible from the A666, which provides links with the wider road network.

### DESCRIPTION

The land comprises an open area of hardstanding, which could be utilised for a variety of uses subject to planning permission. The site is fenced and secure and benefits from easy access off the main road.

### ACCOMMODATION

The approximate area of the site is 0.168 acres.

### LEASE TERMS & RENTAL

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

The rental is £15,000 per annum exclusive.

### SERVICES

The site does not benefit from any service connections.

### VAT

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

### 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.

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