

TO LET

**LIGHT WORKSHOP/STORAGE FACILITY WITH
YARD & OFFICE**

**30.24 SQ M (325 SQ FT) TOTAL EXCLUDING YARD
AREA**

Lamb & Swift
Commercial Property

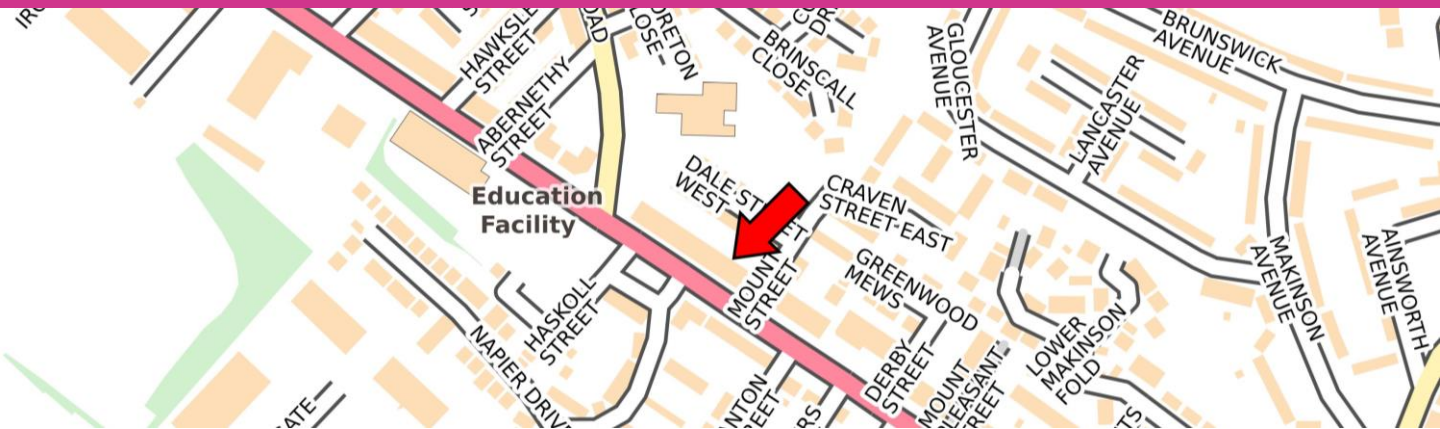
01204 522 275 | lambandswift.com



**YARD & STORE
REAR OF 533-539 CHORLEY NEW ROAD
HORWICH
BOLTON
BL6 6JT**

£7,800
Per annum

- Large yard space at the rear
- Immediate occupation available
- May suit car sales or storage usage
- Close to local amenities, such as Horwich Leisure Centre and the Town Centre
- £7,800 per annum



LOCATION

The subject property is located in Horwich, fronting the busy arterial route, the A673 Chorley New Road, which links Bolton with Chorley. Horwich Forms part of Bolton and is approximately 4 miles (6.4km) North West of the town centre.

Within the immediate vicinity of the property lies a mixture of residential and commercial operators, including national operators such as Greenhalgh's and the Cooperative. The surrounding residential dwellings are predominantly terraced in nature.

The area is a highly regarded commuter suburb with ready access between Chorley and Bolton and has good motorway access via junction 6 of the M61 motorway which in turn, provides access to the wider national motorway network.

DESCRIPTION

The premises comprises of a light workshop/storage facility at ground floor level. The premises also benefit from a hardstanding concrete yard area bound by masonry walls.

Access to the yard is via an electrically operated, roller shutter within the premises perimeter walls.

Internally the workshop is decorated with plaster painted walls, a solid concrete flooring and a suspended ceiling with inset LED panel lighting.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT	ACRES
Ground Floor	30.24	325	
Yard	204.21	2,198	0.05 acres

LEASE TERMS & RENTAL

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

The rental is £7,800 per annum exclusive.

SERVICES

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

We are advised that the premises electricity supply is sub-metered

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

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

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

Energy Rating: C (59) – Valid until 23rd August 2033.

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.

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: ksutton@lambandswift.com

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



