TO LET

SECURE HARD SURFACED YARD

204.21SQM (2,198 SQFT) 0.05 ACRES

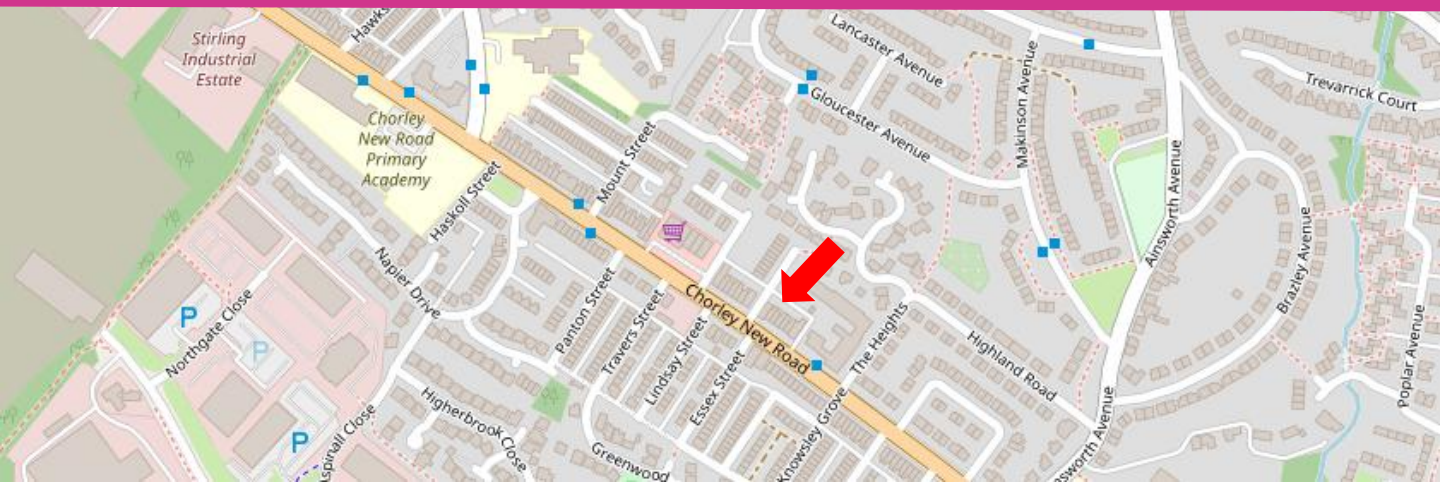
Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com

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

£3,900
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
- Shared access with Flats above and Tenants to the front of Chorley New Road

Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered in England No. 5638648 Registered Office: Bolton Wanderers Football Stadium, Burnden Way, Bolton, BL6 6JW



LOCATION

The subject yard 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 yard 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 yard is a hardstanding concrete area bound by masonry walls.

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

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
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 £3,900 per annum exclusive.

VAT

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

SERVICES

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

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

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Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW

RICS

Important Notice
Messrs Lamb & Swift 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 lessees and do not constitute nor 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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LOCATION PLAN

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