## TO LET

LIGHT INDUSTRIAL UNITS 1,624 SQ FT – 3,310 SQ FT (15.91 SQ M – 307.49 SQ M)



01204 522 275 | Iambandswift.com



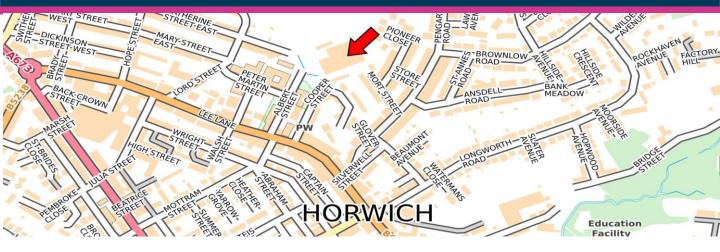
VARIOUS UNITS ALBERT STREET INDUSTRIAL ESTATE ALBERT STREET HORWICH BL6 7AP FROM **£16,240** PER ANNUM

- Situated within a well-established industrial location
- Good links to Junction 6 of the M61
  motorway
- 3.2 miles from Middlebrook Retail Park

- Ample on-site car parking
- Self contained accommodation with up and over roller shutter loading bays
- May suit a number of uses subject to planning permission
- From £16,240 per annum exclusive

### Lamb & Swift

01204 522 275 | Iambandswift.com



#### LOCATION

Albert Works Industrial Estate is located just off Albert Street, offering excellent links to the surrounding areas of Horwich.

The estate is situated approximately 6 miles from Bolton and is wellconnected to both local and national road systems. The M61 motorway is just a short drive away, offering direct access to the M60 Manchester orbital motorway to the south-east and the M6 motorway to the northwest. Horwich and Blackrod railway stations are nearby, providing local rail links to Bolton, Manchester, and the surrounding areas.

#### DESCRIPTION

The properties comprise single storey workshop units of traditional brick construction with and corrugated steel roof covering with roof lights.

The accommodation comprises majority open plan workshop space with access to the units via an electric roller shutter and there is also a pedestrian access door to the rear elevation.

Externally, there is a large communal tarmacadam yard which provides loading and unloading facilities to the premises.

#### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit	150.91	1,624
Unit	151.66	1,632
Unit	166.57	1,793
Unit	307.49	3,310

### SERVICES

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

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

#### LEASE TERMS & RENTAL

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

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

DESCRIPTION	RENT	SQ FT
Unit	£16,240	1,624
Unit	£16,320	1,632
Unit	£17,930	1,793
Unit	£30,000	3,310

#### **BUSINESS RATES**

A new business rates valuation will be required for the units.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the  $\pm$ , or 49.9 pence in the  $\pm$  for qualifying small businesses.

#### EPC

An EPC has been commissioned and a full copy of the report will be made available soon.

#### 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.

#### SERVICE CHARGE

There is a service charge of  $\pm750$  per annum and  $\pm900$  per annum for building insurance.

#### Important No

Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particultures are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, effective to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not tdy 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] perspective of Messer in the employment of Messer Lamb & Swift Commercial has any authority to make or give any preparation of them, c] perspective.

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com

VIEWING

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

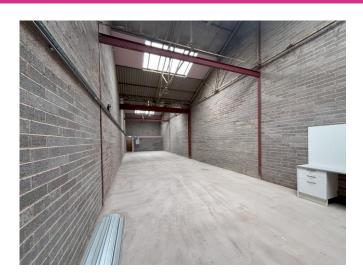
Contact: Lois Sutton Email: lsutton@lambandswift.com

Contact: Kieran Sutton Email: ksutton@lambandswift.com

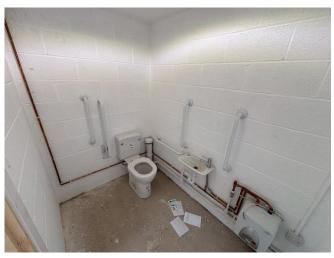
Telephone: 01204 522275

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













Important Notice Messes 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 lesses 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 Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.