

TO LET

**TRADE COUNTER PREMISES
WITH PARKING**

495.54 SQ M (5,334 SQ FT)

Lamb & Swift
Commercial Property

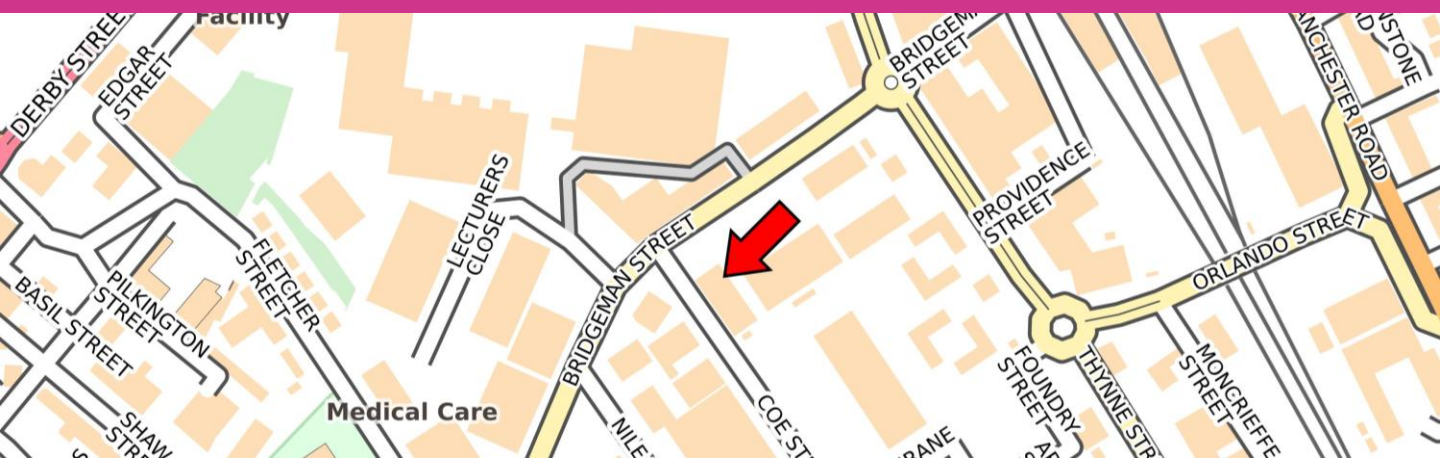
01204 522 275 | lambandswift.com



**81 BRIDGEMAN STREET
BOLTON
BL3 6BS**

£45,000
PER ANNUM

- Former trade counter unit
- Located within a well established mixed use area
- Secure gated yard area to side
- 18 on site parking spaces
- Would suit a variety of warehouse and trade counter uses
- Prominent roadside location
- Excellent transport links- close to A666 and M61 motorway network



LOCATION

The premises are located within a well-established mixed-use area on the corner of Coe Street with Bridgeman Street, on the southern fringes of Bolton Town Centre.

The premises are close to the B6536 Manchester Road, which in turn, leads to St Peters Way (A666), which provides dual carriageway access to the national motorway network.

The premises are located approximately 1 kilometre south of Bolton Town Centre in close proximity to Bolton Railway Station, which provides local links as well as links to the main West Coast Line.

DESCRIPTION

The premises comprises a traditionally constructed steel portal frame unit with brick elevations beneath a pitched roof. Translucent roof lights are incorporated to enhance natural lighting and improve internal visibility.

Internally, the property offers predominantly warehouse/workshop space, complemented by a customer-facing trade counter, ancillary office accommodation, and staff welfare facilities.

A full-height electric roller shutter provides loading access to the side elevation, opening up into a secure gated yard space.

In addition, a forecourt area to the front elevation provides for generous on-site car parking.

ACCOMMODATION

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

Description	SQ M	SQ FT
Warehouse	380.13	4,092
Trade Counter	34.58	372
Ancillary	80.84	870
Total	495.55	5,334

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease upon terms to be agreed. The rental is £45,000 per annum exclusive.

SERVICES

The mains services connected to the property 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.

VAT

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,750 under the 2023 Rating List.

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

An EPC has been commissioned and 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

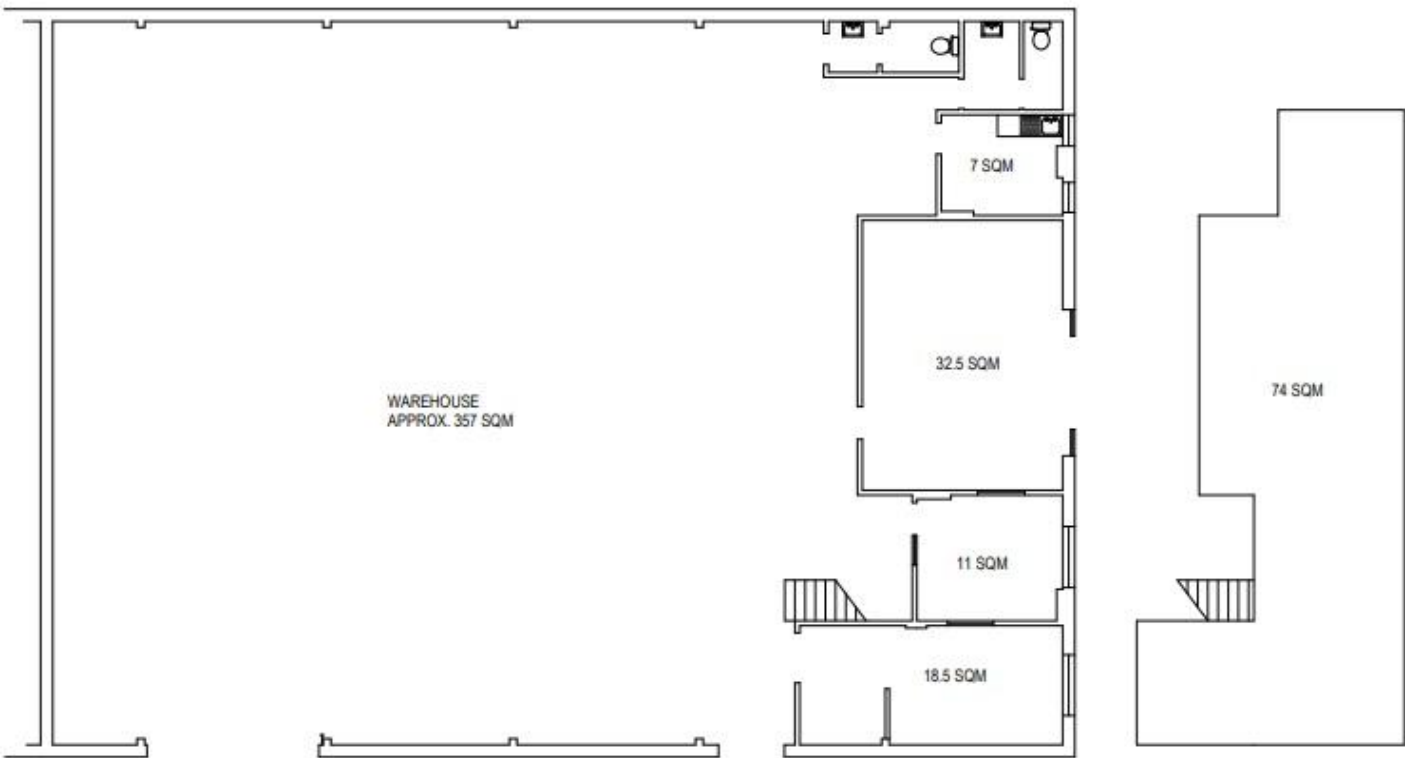
Email: ksutton@lambandswift.com

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





FLOOR PLAN



SITE PLAN

81 Bridgeman Street, Bolton, BL3 6BS

