

TO LET

**DETACHED WAREHOUSE WITH EXTERNAL
PARKING AND STORAGE**

1,092 SQ M (11,750 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 4 STATION HOUSE FARM
673 CHORLEY ROAD
WESTHOUGHTON
BOLTON
BL5 3NF**

£58,750
Per annum

- New lease available
- Detached warehouse with external parking & storage
- Excellent location close to junction 6 of M61 motorway
- Highly secure location on 0.75 acres
- Eaves height 3.75 m rising to 4.5 m
- Single loading door
- £5 per sq ft

LOCATION

The site fronts the A6 Chorley Road, Westhoughton opposite the Mercure Bolton Georgian Hotel and close to the Blackrod bypass.

The B5408 and B5238 are only 100 m west leading to Aspull and Blackrod villages.

Junction 6 of the M61 motorway is 800 m East.

See location plan.

DESCRIPTION

A detached single storey warehouse with good external parking and loading.

The unit is constructed of a steel frame with profiled clad roof and elevations.

There is a solid concrete floor throughout.

Eaves height is 3.75 m rising to 4.5 m to the underside of the haunch. The unit is unheated.

There is a single loading door to the front elevation.

There are WC's and an area for cubic offices outside or these could be constructed internally.

The site has excellent security with a security gate off the A6 and a further inner gate.

The external parking and storage area is a mix of concrete hardstanding and hardcore surfaces. The site area is approximately 0.8 acres.

See Video link below:-

<https://youtu.be/nu6Xs6bhbWw>

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	1,092	11,750

Total Site Area = 0.75 acres

LEASE TERMS & RENTAL

A new 5 year tenants full repairing and insuring lease is offered at a commencing rent of £58,750 per annum (£5 per sq ft).

SERVICES

Mains water, drainage and electric are connected to the property which includes some solar panel on the roof.

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 at the Valuation Office Agency website have revealed that the subject property has a rateable value of £42,750.

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

No EPC is required as the unit is unheated.

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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Contact: Nick Swift

Email: nswift@lambandswift.com

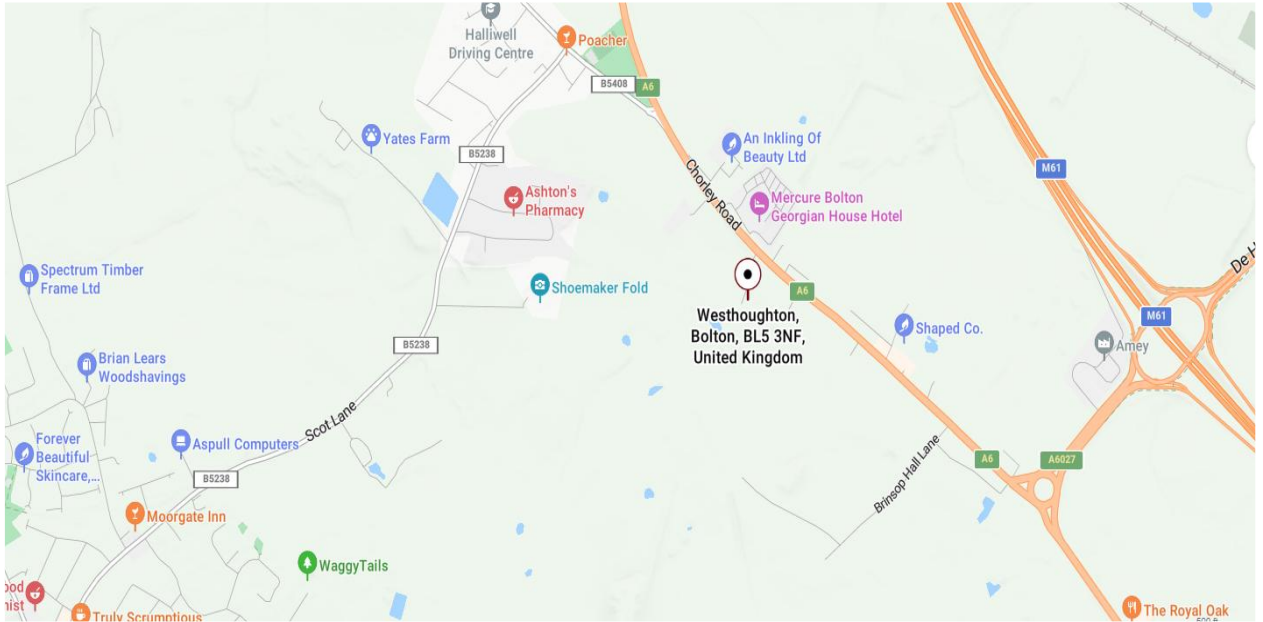
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Location Plan



Site Plan

