

# FOR SALE

Lamb & Swift  
Commercial Property

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**B1 INDUSTRIAL UNIT**

**WITH DETACHED OFFICES, EXTENSIVE MEZZANINE AND  
DETACHED WAREHOUSE BUILDING ON A SITE OF 1.624 ACRES**

**2966.2083 SQ M (31928 SQ FT)**



**MOUNT SKIP LANE  
LITTLE HULTON  
MANCHESTER  
M38 9AL**

**£1,500,000**

- Site area of 1.624 acres
- Suitable for a number of different uses or redevelopment STPP
- Existing B1 use/ Class E
- Freehold Title
- Excellent location close to A6 Manchester Road East
- 125 kVA in coming power supply
- Extensive Internal mezzanine to main unit

### LOCATION

The subject property is located within Little Hulton within a mixed residential and commercial area.

It is accessed directly off the A6 Manchester Road East and Walkden Town Centre is only 0.5 miles east. Junction 4 of the M61 motorway is 1 mile north.

See attached location plan.

### DESCRIPTION

The main unit is of steel portal frame construction with a solid concrete ground floor and cement asbestos sheet clad walls and roof. There is a canopy to both ends of the unit which has mains eaves height of 10m with an extensive mezzanine covering part of the unit. This area includes workspace, offices and storage.

The detached 2 storey office accommodation at the front of the site is constructed of brick elevations under a flat concrete roof with felt roof covering. There are PVC windows and matching cellular internal accommodation.

There are 124kw of Solar Panels, generating approx. 116000kwh per year, installed in 2022.

The site as a whole benefits from a large external yard area and on-site car parking.

At the rear of the site is an additional single storey detached workshop unit of matching construction and can be utilised for a number of different uses.

There are two access points into the site. The main one for loading and servicing being off Mount Skip Lane.

Please see link to drone footage of the site below.

<https://www.youtube.com/watch?v=EoOIGOhdCZw>

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office Building	205.96	2,216
Main Unit	1332.43	14,337
Mezzanine Main Unit	957.25	10,300
Rear Workshop	209.10	2,250
Detached Nissan Unit	262.55	2,825
<b>TOTAL</b>	<b>2967.28</b>	<b>31,928</b>

### SALE PRICE

£1.5 million

### VAT

VAT is not applicable

### SERVICES

Mains services are connected to the property include water, gas, 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.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £50,500

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



### TENURE

The site land and buildings use held freehold under 4 different title numbers as follows:

1. GM 98694
2. GM 779308
3. GM 97656
4. GM 725510

### PLANNING

The unit has an existing planning consent for B1 (light industrial uses) under approval number 98/38146/ COU.

Operating hours of 7am to 6pm Monday – Friday and 7am to 1pm Saturday are in place. In addition, access to the site is from Mount Skip Lane only.

Servicing of the site to be 8am to 6pm Monday – Friday and 8am to 1pm Saturdays.

Other uses may be suitable subject to planning permission.

### 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

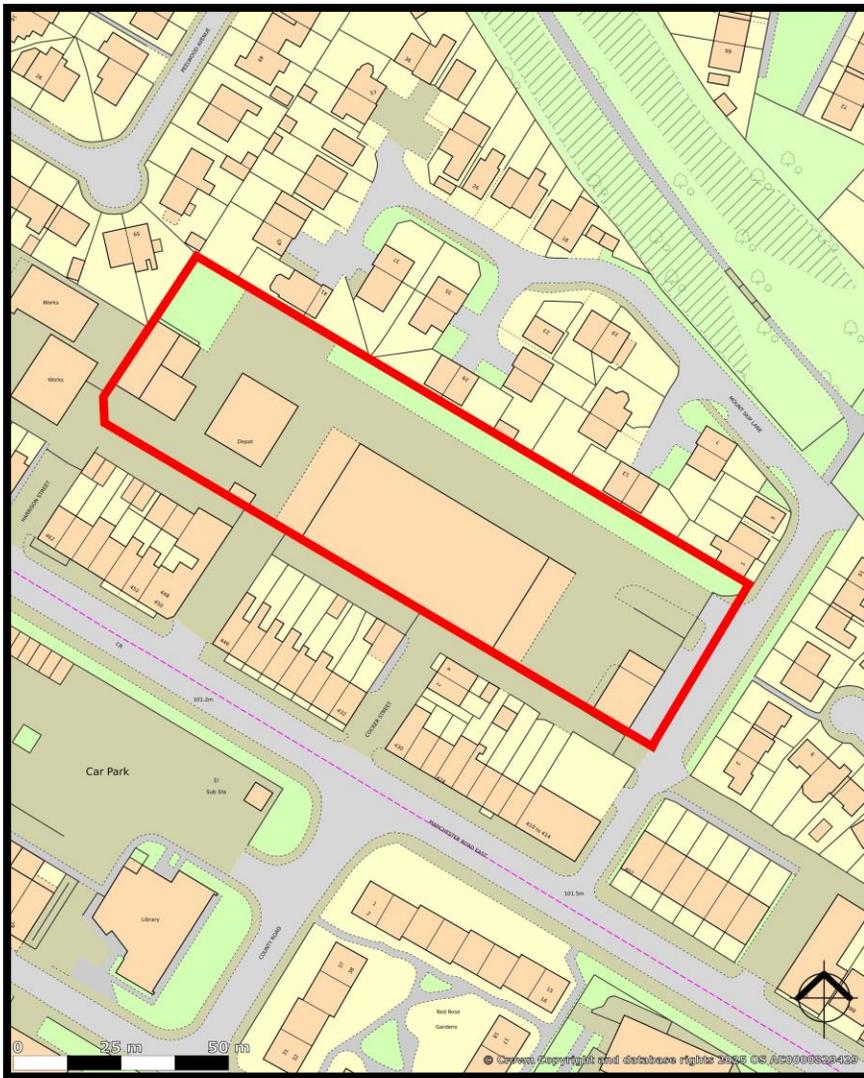
Contact: Nick Swift

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## SITE PLAN



## LOCATION PLAN

