

# TO LET

**Lamb & Swift**  
Commercial Property

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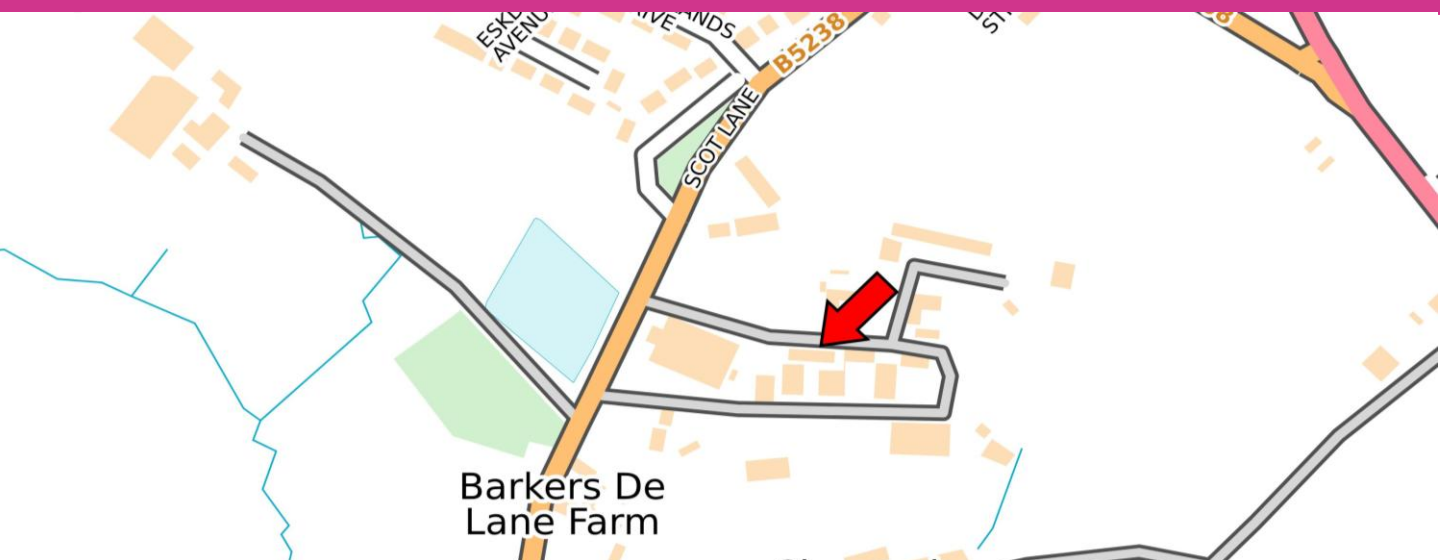
**INDUSTRIAL UNIT WITH YARD SPACE**  
**77.09 SQ M (830 SQ FT)**



**UNIT 8**  
**BLACKROD INDUSTRIAL ESTATE**  
**SCOT LANE**  
**BLACKROD**  
**BOLTON**  
**BL6 5SL**

**£13,000**  
**PER ANNUM**

- Suitable for a variety of uses – subject to planning permission
- 3 Phase power supply
- Pedestrian door and manual shutter access
- Includes dedicated yard space
- Ideal for small businesses
- Well established business park with a good tenant mix
- Flexible terms available
- £13,000 per annum exclusive



### LOCATION

The unit is located within the Blackrod district of Bolton, approximately 7 miles west of Bolton Town Centre. It is easily accessed via the A673 Chorley New Road, with connections through the A6027 to the A6, or alternatively via the M61 at Junction 6. Wigan is situated around 4 miles to the southwest of Blackrod, with Chorley approximately 7 miles to the northwest.

Blackrod Industrial Estate occupies a prominent position on the southern side of Scot Lane (B5238), around one mile from Blackrod town centre.

### DESCRIPTION

The unit features traditional brick elevations beneath a pitched, profile metal-sheeted roof supported by a combination of steel and timber purlins. It is equipped with a manually operated roller shutter and a pedestrian access door. The property also benefits from a self-contained yard that includes an additional storage container. The roller shutter height is 3.5m, with an eaves height of 2.93m.

Internally the property provides for open plan storage/workshop space with WC facilities and small kitchen area.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
UNIT 8	77.09	830

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £13,000 per annum exclusive.

### VAT

VAT is not applicable.

### SERVICES

The mains services connected to the property to include 3 phase electricity and water supply.

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 Unit 8 has a rateable value of £5,900 from 2023.

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](mailto:lsutton@lambandswift.com)

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