

# TO LET

Lamb & Swift  
Commercial Property

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## LIGHT INDUSTRIAL UNIT

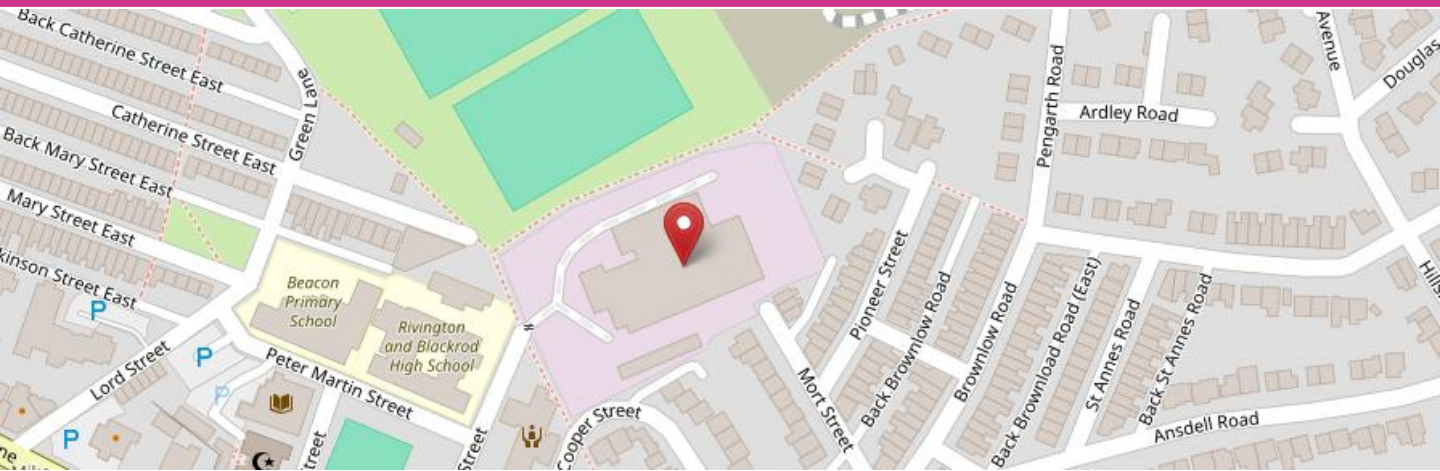
### 115.77 SQM (1,246 SQ FT)



**UNIT 2**  
**ALBERT STREET INDUSTRIAL ESTATE**  
**ALBERT STREET**  
**HORWICH**  
**BL6 7AP**

**£12,950**  
**PER ANNUM**

- Situated with 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



### 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 well connected 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 north-west. 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 2	115.77	1,246

### LEASE TERMS & RENTAL

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

**The rental is £12,950 per annum.**

### SERVICES

The mains services 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.

### EPC

An EPC has been commissioned, and a full copy of the report can be made available upon request.

### 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 £5,500 from 1st April 2023. From the 1st April 2026 the rateable value will be £5,700.

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.

From 1st April 2026, the standard multiplier for all Retail, Hospitality and Leisure properties will change to 43.0 pence in the £, or 38.2 pence in the £ for qualifying small businesses.

From 1st April 2026, the standard High-Value Multiplier (properties with a rateable value over £500,000) will be 50.8 pence in the £.

### 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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**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Contact:** Kieran Sutton

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