

# TO LET

Lamb & Swift  
Commercial Property

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## SECURE STORAGE YARD

242.66 SQ M (2,612 SQ FT)



**YARD 5**  
**ALBERT STREET INDUSTRIAL ESTATE**  
**ALBERT STREET**  
**HORWICH**  
**BL6 7AP**

**£8,950**  
**PER ANNUM**

- Situated within a well-established industrial location
- Good links to Junction 6 of the M61 motorway
- 3.2 miles from Middlebrook Retail Park
- Secure storage yard, bound by palisade fencing
- Ample on-site car parking
- Rental £10,000 per annum



### 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 subject site comprises a hard-surfaced, open air storage yard.

Located near the entrance of the estate. The yard is bound by palisade perimeter fencing, and access via manual swing action gates.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Yard	242.66	2,612

### LEASE TERMS & RENTAL

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

The rental is £8,950 per annum exclusive.

### SERVICES

Currently there are no services in the yard, however it may be possible to obtain a power supply. The cost of installing the supply would be borne by the incoming tenant.

### VAT

VAT is applicable and will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject site requires a new business rates valuation.

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 1<sup>st</sup> April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

### 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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