

TO LET

SECURE STORAGE YARD

242.66 SQ M (2,612 SQ FT)

Lamb & Swift
Commercial Property

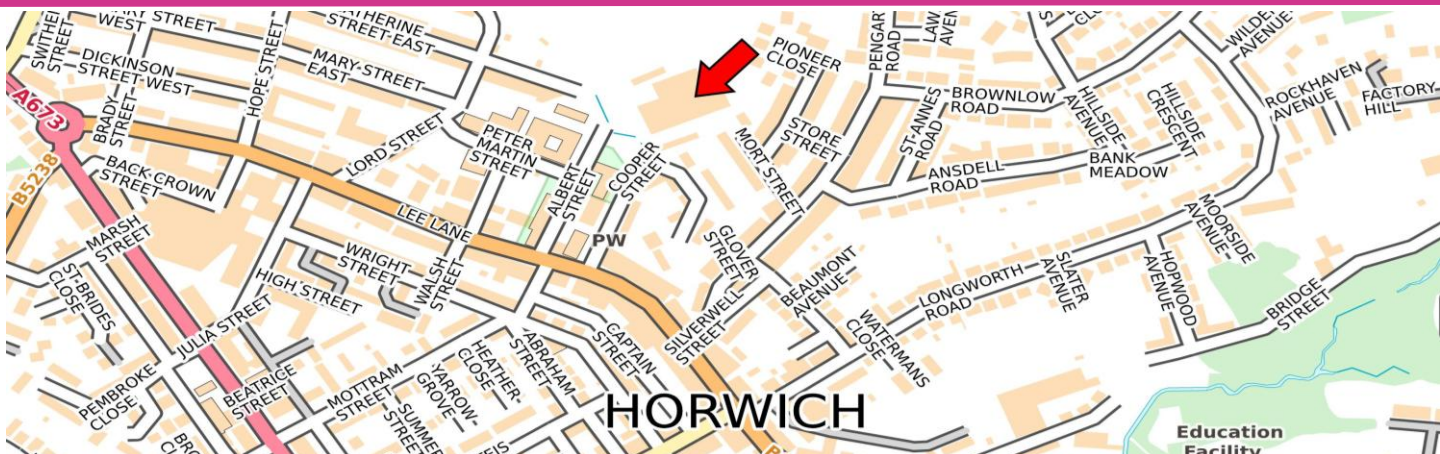
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YARD 5
ALBERT STREET INDUSTRIAL ESTATE
ALBERT STREET
HORWICH
BL6 7AP

£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 £8,950 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 1st 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.

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



