

TO LET

Lamb & Swift
Commercial Property

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LIGHT INDUSTRIAL UNIT

306.37 SQ M (3,298 SQ FT)



UNIT O
DODD LANE BUSINESS PARK
WESTHOUGHTON
BOLTON
BL5 3NA

£30,000
PER ANNUM

- Situated within a well-established industrial location
- Self contained accommodation with electric roller shutter
- Excellent location amenities
- Convenient location with immediate access to M61 motorway
- 7 Assigned parking spaces plus visitor parking
- Rental £30,000 per annum



LOCATION

The property is located off Dodd Lane, Westhoughton only 50m from the A6 Chorley Road opposite, India Gate restaurant and Lostock Lane.

Junction 6 of the M61 motorway is 1/2 mile west and Middlebrook Retail Park, The Arena sports facility and Horwich Parkway Railway Station all within a 5 minute drive.

DESCRIPTION

Dodd Lane Business Park provides for a number of industrial units on a well-established estate. Occupiers include a gym and microbrewery amongst others.

Unit O comprises a modern mid-terrace single-storey workshop unit of steel portal frame construction beneath a pitched profile roof with concrete brick elevations. The unit benefits from ancillary office accommodation, including a small reception area with its own separate entrance independent from the main workshop.

The unit benefits from an electric roller shutter door, 3 phase electric supply, kitchen facilities and WC.

Externally, the unit comes with 7 designated parking spaces, and benefits from a communal loading yard and visitor parking.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit O	306.37	3,298

LEASE TERMS & RENTAL

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

The rental is £30,000 per annum exclusive.

SERVICES

The mains services connected to the property include water, 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.

SERVICE CHARGE

The property is subject to a service charge, currently charged at £0.65 per sq ft.

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 property has a rateable value of £16,500 from 1st April 2023. From the 1st April 2026 the rateable value will be £18,500.

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.

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.

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.

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SITE PLAN

