

# TO LET

Lamb & Swift  
Commercial Property

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**SECURE COMPOUND**

**125 SQ M (1,345 SQ FT)**

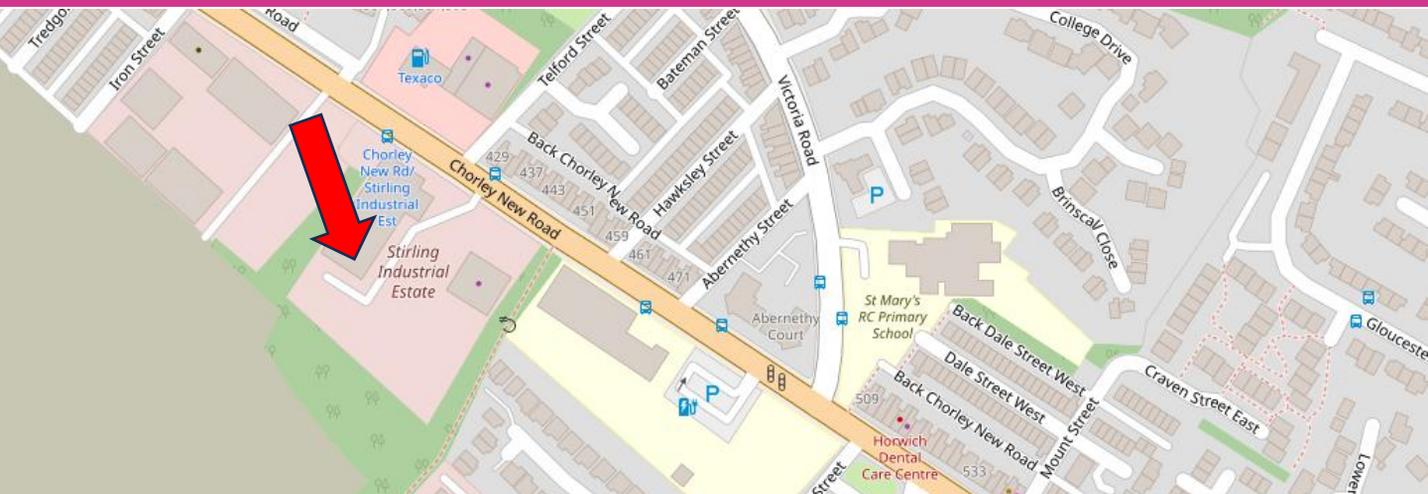


**COMPOUND AT  
STIRLING BUSINESS PARK  
CHORLEY NEW ROAD  
HORWICH  
BOLTON  
BL6 6PU**

**£250**

**Per month**

- **Immediately available**
- **New lease**
- **Excellent access**
- **Secure compound**



### LOCATION

The compound is located at Stirling Business Park directly off Chorley New Road (A673) in Horwich. Travis Perkins is next door. See plan

### DESCRIPTION

A rectangular shaped compound with double metal access gates, palisade fencing and an unmade surface.

Builders compound or vehicle storage use are preferred uses.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Compound	125	1,345
<b>TOTAL</b>	<b>125</b>	<b>1345</b>

### LEASE TERMS & RENTAL

A new 3-year lease is offered at a rental of £250 per month.

### SERVICES

There are no services to the compound.

### VAT

VAT not applicable

### 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.

### EPC

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

### VIEWING

The compound can be viewed during daylight hours.



## LOCATION PLAN



