

TO LET

Lamb & Swift
Commercial Property

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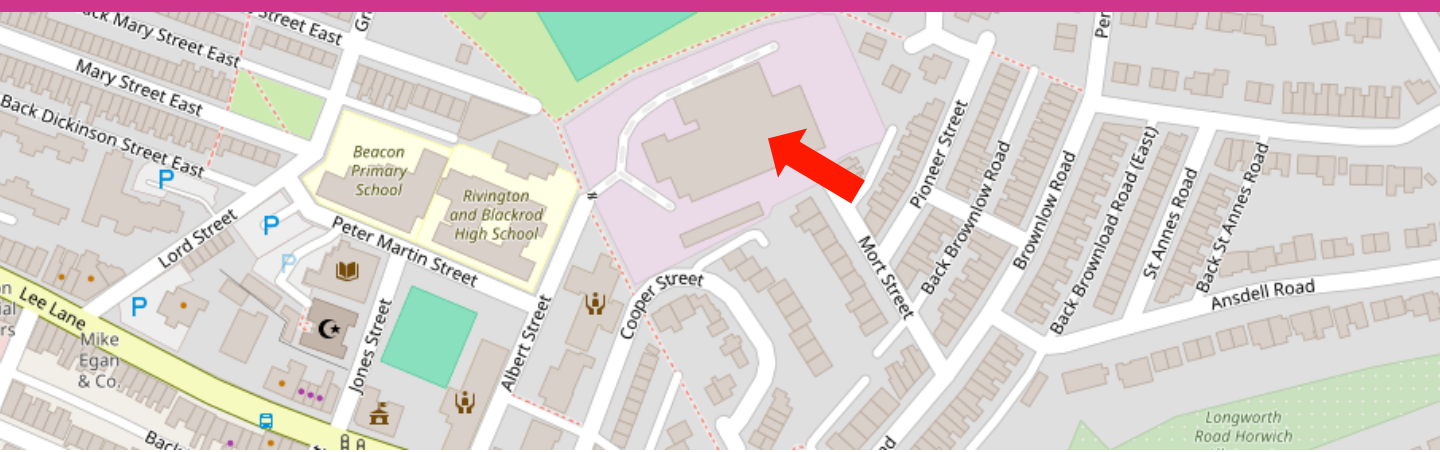
LIGHT INDUSTRIAL/STORAGE UNIT
168.83 SQ M (1,817 SQ FT)



UNIT 9
ALBERT STREET INDUSTRIAL ESTATE
ALBERT STREET
HORWICH
BL6 7AP

£17,950
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
- Ample on-site car parking
- Self contained accommodation with manual shutter
- May suit a number of uses STPP
- **Available from May 2026**



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 property comprises a single-storey workshop unit of traditional brick construction, featuring a mono-pitched corrugated roof with integrated roof lights.

The accommodation is predominantly open plan and is accessed via a manual roller shutter door incorporating a pedestrian access door. The unit also benefits from a small office and WC.

Externally, the property benefits from a large communal tarmacadam yard, providing parking, and convenient loading and unloading facilities.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
UNIT 9	168.83	1,817

LEASE TERMS & RENTAL

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

The rental is £17,950 per annum.

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.

VAT

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

EPC

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

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £7,400 from 1st April 2023. From the 1st April 2026 the rateable value will be £8,200.

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.

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

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