

TO LET

Lamb & Swift
Commercial Property

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LIGHT INDUSTRIAL UNIT

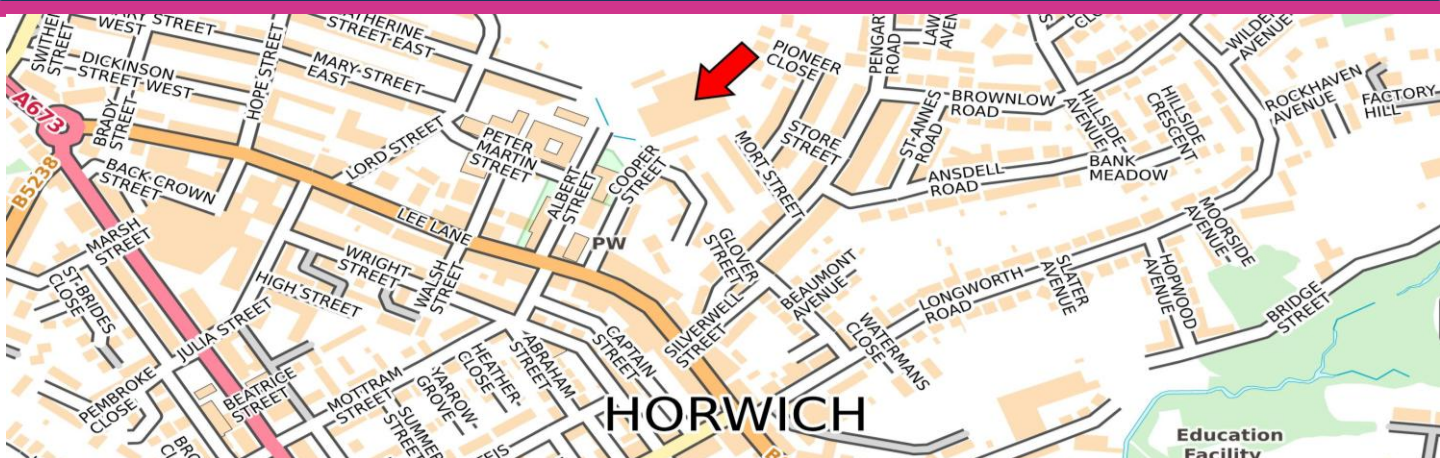
166.57 SQ M (1,793 SQ FT)



**UNIT 3D
ALBERT STREET INDUSTRIAL ESTATE
ALBERT STREET
HORWICH
BL6 7AP**

£15,950
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 up and over roller shutter loading bays
- May suit a number of uses subject to planning permission
- £15,950 per annum exclusive



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 comprise single storey workshop unit of traditional brick construction with and corrugated steel roof covering with roof lights.

The accommodation comprises majority open plan workshop space with access to the unit via an electric roller shutter and there is also a pedestrian access door to the rear elevation.

Externally, there is a large communal tarmacadam yard which provides loading and unloading facilities to the premises.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 3D	166.57	1,793

SERVICES

The mains services connected to the property to 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 may be applicable, and if so, will be charged at the prevailing rate.

EPC

An EPC has been commissioned and a full copy of the report will be made available soon.

LEASE TERMS & RENTAL

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

DESCRIPTION	RENT	SQ FT
Unit 3D	£15,950	1,793

BUSINESS RATES

A new business rates valuation will be required for the units.

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.

SERVICE CHARGE

There is a service charge of £750 per annum and £900 per annum for building insurance.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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