TO LET

Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com

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



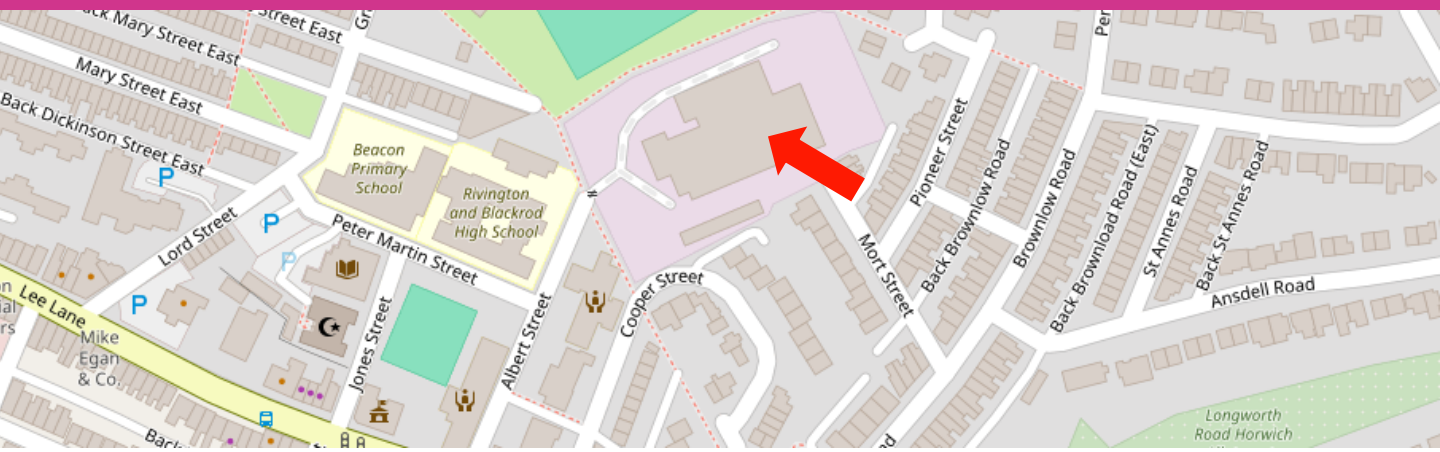
UNIT 9
ALBERT STREET INDUSTRIAL ESTATE
ALBERT STREET
HORWICH
BL6 7AP

£13,500
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

Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered in England No. 5638648 Registered Office: Bolton Wanderers Football Stadium, Burnden Way, Bolton, BL6 6JW

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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 £13,500 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
Email: lsutton@lambandswift.com

Contact: Kieran Sutton
Email: ksutton@lambandswift.com

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Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW

RICS

Important Notice
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.





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