

TO LET

Lamb & Swift
Commercial Property

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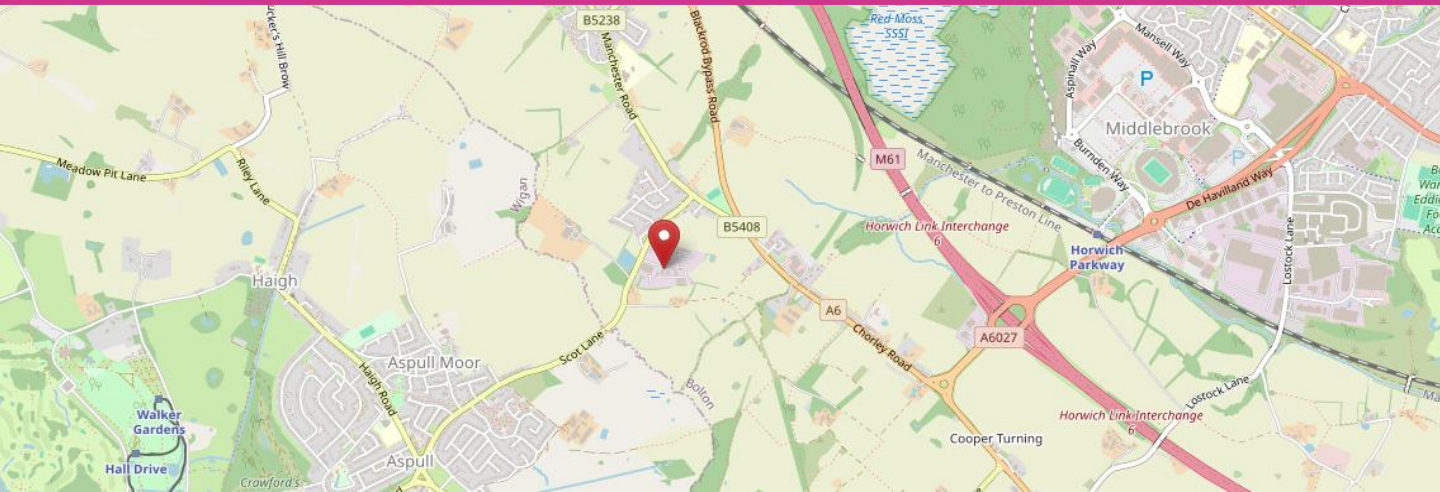
SELF-CONTAINED INDUSTRIAL UNIT
51.06 SQ M (550 SQ FT)



UNIT 4
BLACKROD INDUSTRIAL ESTATE
SCOT LANE
BLACKROD
BL6 5SL

£5,940
PER ANNUM

- Suitable for a variety of uses – STPP
- Shutter access and shared yard space
- Optional yard space to rear
- **To be refurbished before occupation**
- Ideal for small businesses
- Well established business park with a good tenant mix
- Flexible terms available
- **£5,940 per annum excluding VAT**



LOCATION

The unit is located within the Blackrod district of Bolton, approximately 7 miles west of Bolton Town Centre. It is easily accessed via the A673 Chorley New Road, with connections through the A6027 to the A6, or alternatively via the M61 at Junction 6. Wigan is situated around 4 miles to the southwest of Blackrod, with Chorley approximately 7 miles to the northwest.

Blackrod Industrial Estate occupies a prominent position on the southern side of Scot Lane (B5238), around one mile from Blackrod town centre.

DESCRIPTION

The unit features traditional brick elevations with cladded frontage, set beneath a monopitched, profile sheet roof supported by timber purlins.

The property also benefits from a roller shutter and parking to the front. The roller shutter height is 3.07m and width is 2.25m. The unit has an eaves height of 2.74m.

Internally the property provides for open plan storage/workshop space with WC facilities and a small kitchen unit.

ACCOMMODATION

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

| DESCRIPTION | SQ M | SQ FT |
|--------------|--------------|------------|
| TOTAL | 51.06 | 550 |

LEASE TERMS & RENTAL / SALE PRICE

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

£5,940 per annum excluding VAT.

SERVICES

The mains services connected to the property include water and 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 not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that Unit 4 has a rateable value of £4,250 from 2026.

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

There is no EPC for this unit.

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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