

TO LET

**MID TERRACED SELF-CONTAINED
INDUSTRIAL UNIT**

51.84 SQ M (558 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 5
BLACKROD INDUSTRIAL ESTATE
SCOT LANE
BLACKROD
BL6 5SL**

£6,350
PER ANNUM

- Suitable for a variety of uses - STPP
- Shutter access and shared yard space
- 3 Phase power supply
- Ideal for small businesses
- Well established business park with a good tenant mix
- £6,350 per annum



LOCATION

The property is situated within the Blackrod District of Bolton, which is approximately 7 miles west of Bolton Town Centre and approached via the A673 Chorley New Road linking through by the A6027 to the A6 (or alternatively via the M61 at junction 6).

Wigan lies some 4 miles to the southwest of Blackrod and Chorley some 7 miles to the northwest.

Scot Lane Industrial Estate is located on the southern side of Scot Lane (B5238) approximately one mile from the centre of Blackrod.

DESCRIPTION

The subject property comprises of traditional solid brick elevations benefitting from an electrically operated roller shutter within the front elevation. Externally the property has a composite panel roof and all elevations have been overclad.

Internally the property provides for open plan storage/workshop space and comprises of painted internal walls. The unit is served by a three-phase power supply, ideal for manufacturers.

The unit also has an internal WC.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 5	51.84	558

LEASE TERMS & RENTAL

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

£6,350 per annum plus VAT.

SERVICES

The mains services connected to the property include water, gas, 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 at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £4,250 from 1st April 2026. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use and tenants' eligibility for rate relief.

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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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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