

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

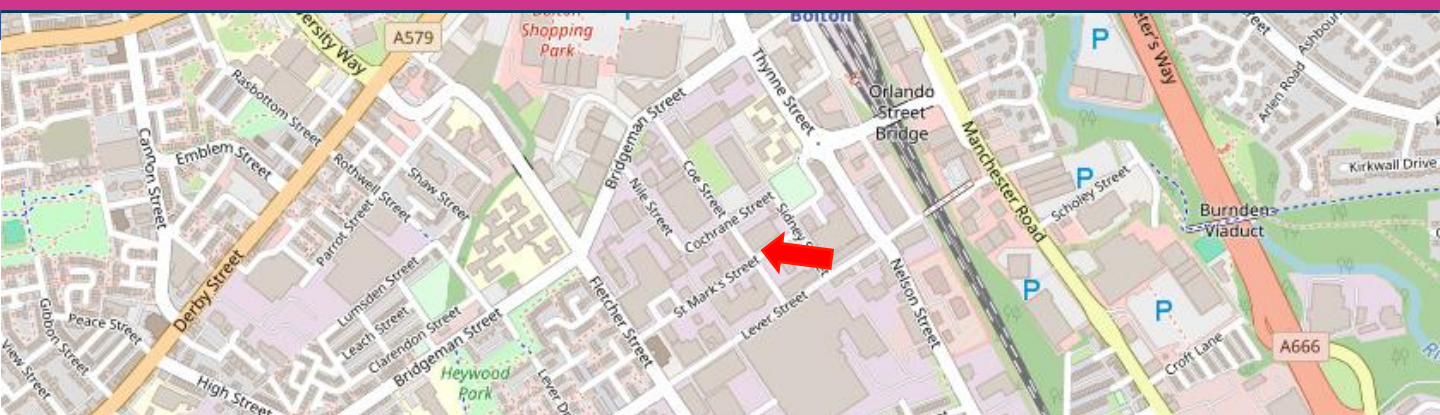
WAREHOUSE/WORKSHOP WITH OFFICE
394.90 SQ M (4,250 SQ FT)



UNIT 1A
COCHRANE STREET
BOLTON
BL3 6BN

£36,000
PER ANNUM

- Single storey workshop/warehouse
- Situated on a secure fenced site
- Electronic barrier entry system to shared yard
- Popular and established industrial location
- Good mix of office and warehousing accommodation
- £36,000 per annum



LOCATION

The premises are located on a rectangular parcel of land bound on three sides by Cochrane Street, Coe Street and St Marks Street. Vehicular access to the site and the central parking area is by way of a gated entrance onto Cochrane Street.

The property is located approximately one mile South of Bolton Town Centre in close proximity to Bolton Railway Station, which provides local links as well as links to the main West Coastline. It is also close to the B6536 Manchester Road, which in turn leads to St Peters Way (A666) which provides dual carriageway access to the Motorway Network around the North West and beyond.

DESCRIPTION

The unit is of steel portal frame construction with red brick-faced cavity wall elevations, internal blockwork and a dual-pitched roof clad with corrugated asbestos cement sheeting incorporating approximately 10% translucent roof lights to aid natural day light.

Internally, the property provides open-plan warehouse/workshop space alongside a small office, WC, and kitchen facilities, illuminated by sodium bay lighting. To the south elevation, the property has been extended to provide a single-storey, flat-roofed atrium serving as an entrance lobby to the office area.

Access to the warehouse is provided via an electrically operated roller shutter loading door, and externally, the property benefits from a shared yard area secured by an electronic barrier.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Warehouse & Offices	394.90	4,250

LEASE TERMS & RENTAL

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

£36,000 per annum

EPC

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

VAT

VAT is applicable at the prevailing rate.

VAT

VAT is applicable at the prevailing rate.

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the below rateable value from 1st April 2026: -

Warehouse - £18,500

Office & Staff Room - £5,100

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.

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

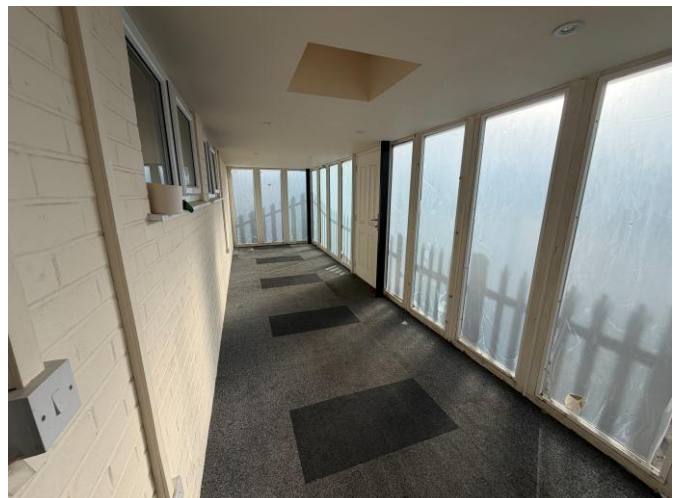
Telephone: 01204 522275

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burden Way
Bolton
BL6 6JW



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.



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.