



To Let
£26,000 p.a. exclusive

Warehouse/Workshop/Food Production Facility

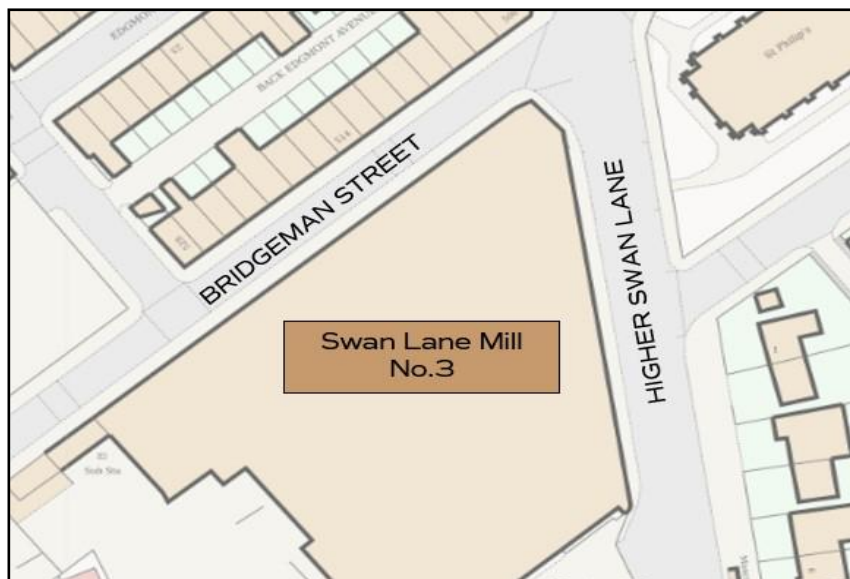
8,000 SQ FT (743.2 SQ M) - MAY SUIT A RANGE OF USES (SUBJECT TO PLANNING)

📍 LOWER GROUND FLOOR, SWAN LANE MILL, HIGHER SWAN LANE, BOLTON, BL3 3BJ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent position on Higher Swan Lane, close to the junction with Bridgeman Street
- Substantial Grade II* Listed former cotton mill complex
- Convenient location approximately 1.5km from Bolton Town Centre, with good access to the A579 St Helens Road/Derby Street and wider transport network
- Historic 1915 mill building of traditional brick construction
- Substantial lower ground floor workshop/warehouse accommodation
- Previously utilised for food production and suitable for a variety of uses - subject to planning permission
- Loading facilities via conveyor-belt system from the communal service bay
- On-site car parking available (first come-first served), with additional on-street parking in the immediate vicinity
- New Lease
- Rental - £26,000 per annum exclusive



LOCATION

Swan Lane Mill No. 3 occupies a prominent position on Higher Swan Lane, close to its junction with Bridgeman Street. Bolton Town Centre is situated approximately 1.5km to the north-east, offering a wide range of retail, leisure and public transport amenities.

The property benefits from convenient access to the local and wider transport network, with the A579 St Helens Road/Derby Street located nearby, providing direct connections to the surrounding road network. The location also provides good access to the M61 motorway, connecting the property with Manchester, Preston and the wider regional motorway network.

DESCRIPTION

Swan Lane Mill No. 3 is an impressive Grade II* Listed former cotton mill, originally constructed in 1915, forming part of a substantial multi-storey mill complex of traditional brick construction.

The available accommodation is situated at lower ground floor level and provides a versatile self-contained workshop/warehouse and former food production facility. The space benefits from generous floor areas and is well suited to a variety of commercial occupiers seeking character accommodation within a historic mill setting.

Whilst most recently occupied for food production, the premises are considered suitable for a wide range of alternative uses (subject to any necessary consents), particularly where direct ground-level loading is not essential. Access for deliveries is provided via a conveyor-belt loading system from the main communal service bay.

Limited on-site car parking is available on a first-come, first-served basis, with additional unrestricted on-street parking available in the immediate vicinity.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Lower Ground Floor	743.2	8,000

POTENTIAL USES

- Food production / commercial kitchens
- General manufacturing and assembly
- Workshop accommodation
- Storage and warehousing
- Gymnasium / fitness studio
- Leisure or recreational uses
- Film, photography or content creation studios
- Artisan workshops / maker space
- Distribution or fulfilment operations
- Laboratory or testing facilities
- Educational or training facilities (subject to consent)
- Creative studios and design space
- E-commerce storage and dispatch

It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £26,000 per annum exclusive.

Incentives are available, subject to contract and Tenant status.

SERVICE CHARGE & INSURANCE

A service charge is levied to contribute towards the ongoing maintenance and repair of common areas. This is charged at £0.25p per sq ft.

A contribution towards insurance is also payable at approx. £0.10p per sq ft.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. **Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council) to clarify the rates payable.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

Not applicable due to Grade II* Listing status.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ daniel.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.