

TO LET

Lamb & Swift
Commercial Property

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STORAGE YARD

4,843 SQ FT (0.11 Acres)



YARD 14CA/CB
BLACKROD INDUSTRIAL ESTATE
SCOT LANE
BLACKROD
BOLTON
BL6 5SL

£10,400
Per annum

- Flexible terms available
- Water/electric/waste may be available dependent on enquiry
- No waste/skip uses
- Close proximity to M61
- Secure storage yard, bound by fencing with double gates
- £10,400 per annum exclusive



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 South West of Blackrod and Chorley some 7 miles to the North West.

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 site comprises a level concrete-surfaced open storage yard located within the heart of the estate. The site is fully enclosed by palisade fencing with secure double-gated access, suitable for HGV entry.

The yard benefits from good circulation space and is considered suitable for a range of storage and distribution uses.

ACCOMMODATION

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

Description	SQ FT	ACRES
Yard	4,843	0.11

LEASE TERMS & RENTAL

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

Rental £10,400 per annum.

SERVICES

Currently there are no services in the yard, however it may be possible to obtain a power supply, water and waste if required- please note that this may affect the rent.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

The yard hasn't been assessed for Business Rates, therefore an assessment will be required.

EPC

Not applicable.

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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