

To Let



Prominent Warehouse/Workshop Unit

3,373 SQ FT (313.35 SQ M)

📍 1 MANCHESTER ROAD, BOLTON, BL2 1EH

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent warehouse/workshop unit
- Established location on the fringes of Bolton Town Centre
- Prominent position fronting junction of Manchester Road and Bridgeman Place
- Adjacent to Wolseley Plumb & Parts and Audi Bolton
- Modern warehouse unit with extensive frontage and display onto Manchester Road
- Rear loading access from Back Ash Street
- Shared parking at the rear accessed from Back Ash Street
- Minimum and maximum eaves of 4.30 metres and 8.8 metres
- Suitable for warehouse, workshop, trade counter and showroom uses - may suit other uses, subject to planning permission
- Immediate access to the A666 St Peters Way and National Motorway Network
- Nearby occupiers include Costa Coffee, Starbucks, B&M Bargains, ASDA Superstore, Lidl and Aldi Foodstores
- New Lease - £29,950 per annum exclusive/£2,495 per month



LOCATION

The subject property is located on the A579 Manchester Road, at its junction with Bridgeman Place and providing immediate access to the A666 St Peter's Way, which is the main arterial route into Bolton and linking with the National Motorway Network. Bolton Railway Station is located less than 0.15 miles to the west of the property, providing direct access to Manchester City Centre.

Manchester Road is an established Trade Counter location, with a number of national occupiers including Screwfix, Edmundson Electrical, Tool Station and Halfords located within the immediate vicinity.

Other nearby occupiers include Costa Coffee, B&M Bargains, Starbucks, Halfords, Lidl, Asda and Aldi.

DESCRIPTION

The subject property comprises warehouse/workshop unit of concrete frame construction with part brick, part profile steel clad elevations, set beneath a pitched roof covering.

Internally, the accommodation extends to provide for open-plan warehouse/workshop, kitchen and WC facilities. The unit has a single electric sectional up and over door and a minimum eaves height of 4.32 metres and maximum eaves of 8.8 metres. There is an extensive window display area fronting Manchester Road.

Externally, there is a yard to the rear with loading access to the warehouse via the sectional loading doors and a small trade counter/office entrance. There is shared customer parking for 10 vehicles.

The property may suit a range of uses, including warehouse, workshop, trade counter and showroom uses. Other uses may be considered, subject to planning permission.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor	313.35	3,373

SERVICES

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

LEASE TERMS

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

RENTAL

The quoting rental is £29,950 per annum exclusive/£2,495 per month.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £29,250, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

LEGAL COSTS

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

USE

Warehouse, workshop, trade counter and showroom uses. Other uses may be considered, subject to planning permission.

EPC

The property has an current Energy Efficiency Rating of E. The certificate is valid until 21st March 2031. A full copy of the Report is available upon request.

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VIEWINGS

Strictly by appointment only with the Joint Agents.



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