

Independent Estate Agents **Cardwells** Est. 1982

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UNIT 1, REAR OF 80-82 LORD STREET, KEARSLEY - OFFERS IN THE REGION OF £25,000

Double entry gates gives access to 3 parking spaces in front of the unit. The unit has 483 sq ft of space, double steel gates in front of its roll up shutter entrance. Note the black steel fencing and gates plus double steel gates in front of the entry roller shutter are not included and will be removed by the existing tenant, but can be purchased separately for £2000 directly from the tenant if required. It should be noted that there is no power/water or drainage connected to the unit which is being sold with vacant possession. Based on a previous planning application, it is stated that the area of land is 210 square yards in total and the rear boundary is 1.60 metres behind the rear wall of the unit. The unit is represented by Land Registry Title No LA346250. The current rateable value is £2750 and is described as store and premises.

To help with understanding the size of the unit, it will comfortably store 4 vehicles. Viewing is strictly by appointment only on a Saturday, as the unit is still tenanted.

All appointments must be made via Cardwells Estate Agents Bolton, who will accompany each viewer.

BOLTON

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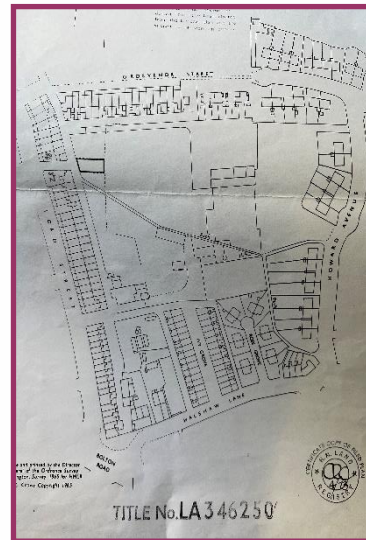
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



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