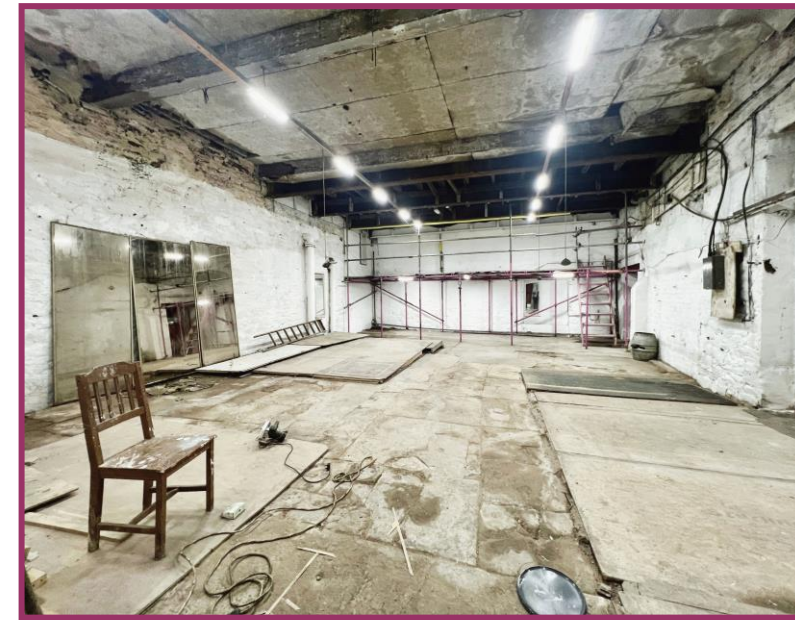




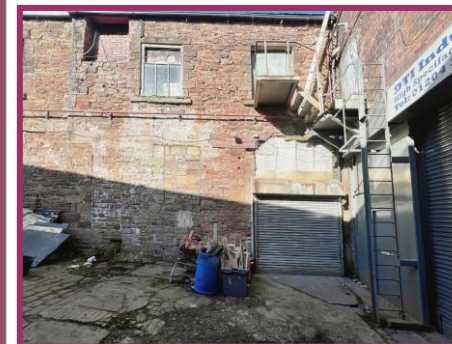
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**UNITS 1,2 AND 3 AT RED BRIDGE MILL BRIGHTMET  
 FOLD LANE, BOLTON, LANCASHIRE BL2 5PH**



- Industrial property split into 3 units
- Part income producing, One units is let
- Part Income Producing circa £3,600 per annum
- Superb versatile space suiting lots of uses
- The vacant unit was used a gym previously
- Part of popular Red Bridge Industrial Estate
- Sold with no upward chain delay
- There is a walkthrough viewing video



**Auction Guide Price £50,000**

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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.



Independent Estate Agents  
**Cardwells** Est. 1982

Offered for sale via auction is this industrial mill property which has been divided into three units internally and is offered for sale part income producing. We are advised that Unit One is rented at £300 per calendar month, unit two is vacant and unit three is rented as a storage room at £120 per calendar in the month. Therefore the current total annual income at 18th September 2024 is £5,040 and there is a generous size unit (two) vacant and ready to be occupied by the buyer or perhaps rented as well if so desired. Amendment: As of 26/9/24 Cardwells were advised that the tenant at Unit Three will be vacating the property "in a few weeks". Therefore it is likely that at the time of the auction Unit Three will be vacant, and the total income will be around £3,600 per annum. We are advised that the units are potentially eligible for small business rates relief, though of course a criteria applies to achieve this and that no EPC is required as this is an industrial building which does not have any heating. We are also advised that the property enjoys parking rights in the gated car park to the right hand side as you drive into the development, we understand that it is not defined how many parking spaces are included. As with any auction property we encourage all interested parties to study the auction pack for all pertinent details. The auction will take place on 6th November 2024, bidding opens 10.00am. In the first instance there is a walk through viewing video available to watch and then a personal viewing inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

The property is accessed by double timber doors which are set behind a key operated metal roller shutter door.

**Reception hallway:** Solid flooring, partitioned off washroom with urinal, timber stairs to unit three and doors off to unit one and unit two.

**Unit one ground floor:** 56' 5" x 38' 6" (17.193m x 11.745m) Measured approximately and at maximum points. There is exposed stone walls solid flooring and a timber staircase to the loft storage area.

**Unit one loft space:** 55' 9" x 24' 11" (17.00m x 7.590m) Measured at maximum points there is a limited head height of around 1.549, exposed stone walls, timber flooring and a sectioned off storage room of around 2.114 x 2.036.

We are advised that unit one is rented for £300 a calendar month, at the time of writing, we are awaiting a copy of the lease this will be available in the auction pack in due course.

**Unit two entrance/storage area:** 26' 8" x 8' 2" (8.117m x 2.497m) Solid floor, sliding door into the main unit area.

**Unit two main area:** 38' 2" x 27' 6" (11.639m x 8.373m) There is a maximum head height of 4.244 m, and a scaffold built mezzanine area is served by a timber staircase with scaffold pole rails, there is a red door to the right hand side which we understand provides a right of way with reference to land registry number GM105414 painted on the door.

We are advised that unit two was previously used as a gym and is now vacant.

**Unit three:** Unit three is accessed via a timber staircase from the reception hallway area with an entrance door at the top of the stairs this, unit is suitable for storage purposes. On the 26th September 2024 Cardwells were advised that the property would be vacant "in a few weeks" so it is likely that this unit will be vacant at the time of the auction.

**Unit three main area:** 20' 4" x 14' 11" (6.187m x 4.541m) The head height is limited to 1.869 on the underside of the beams to the ceiling. There is a door off to a office area.

**Unit three office area:** 9' 8" x 8' 2" (2.959m x 2.482m)

**Parking:** We are advised that the property enjoys the right to park on the car park to the right hand side as you drive into the development, set behind a vehicle gate. The seller has advised us that there is no defined number of car parking spaces. We encourage all interested parties to study the auction pack.

