

TO LET

Bolton

lm6.co.uk

LM6



Industrial Storage Site

Hackens Lane, Bolton, Lancashire BL3 1SD

- Excellent Access to A666
- Prominent External Storage Site
- Suitable for Short/Long Term Storage
- Development Potential On Part Of The Site
- Established Industrial Location

0.71 acres
(0.29 hectares)



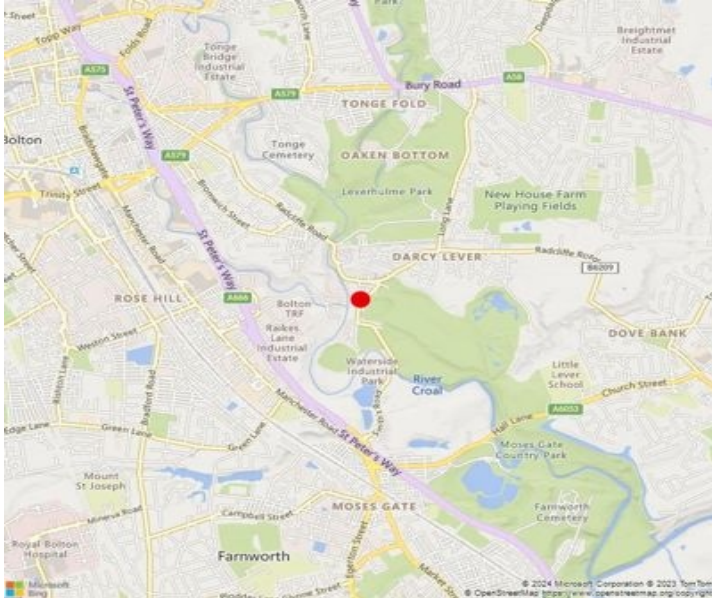
phil.morley@lm6.co.uk

07976 288497

0151 541 2445

www.lm6.co.uk

Hackens Lane, Bolton, Lancashire BL3 1SD



Location

The site is located on Hackens Lane, Bolton. It has good access to the A(666) and is close to Bolton Town Centre. The site is in an established industrial location and also close to a number of sports facilities, including Darcy Lever Cricket Club and Bolton Lads and Girls club playing fields.

Description

The subject property is industrial land for short term open storage on a site of 0.7 acres. There is a detached unit on the site in a poor condition which can be refurbished with new cladding to include the roof. The remainder of the site can be used for short term open storage.

The land is subject to a United Utilities submerged storm storage tank installation. There are restrictions on the future development of this land and permanent storage on where there are inspection chambers.

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

Total	0.71	0.29
--------------	-------------	-------------

Terms & Rent

The site is available on full repairing and insuring leasehold basis for a term to be agreed. Short term leases are negotiable.

Rent on Application.

Rateable Value

Interested parties are requested to contact the local authority.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Please contact me should you require any further information.

Further Information

Please contact the sole agents, LM6:

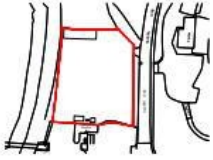
Phil Morley
Mobile: 07976 288497
Email: phil.morley@lm6.co.uk

TO LET

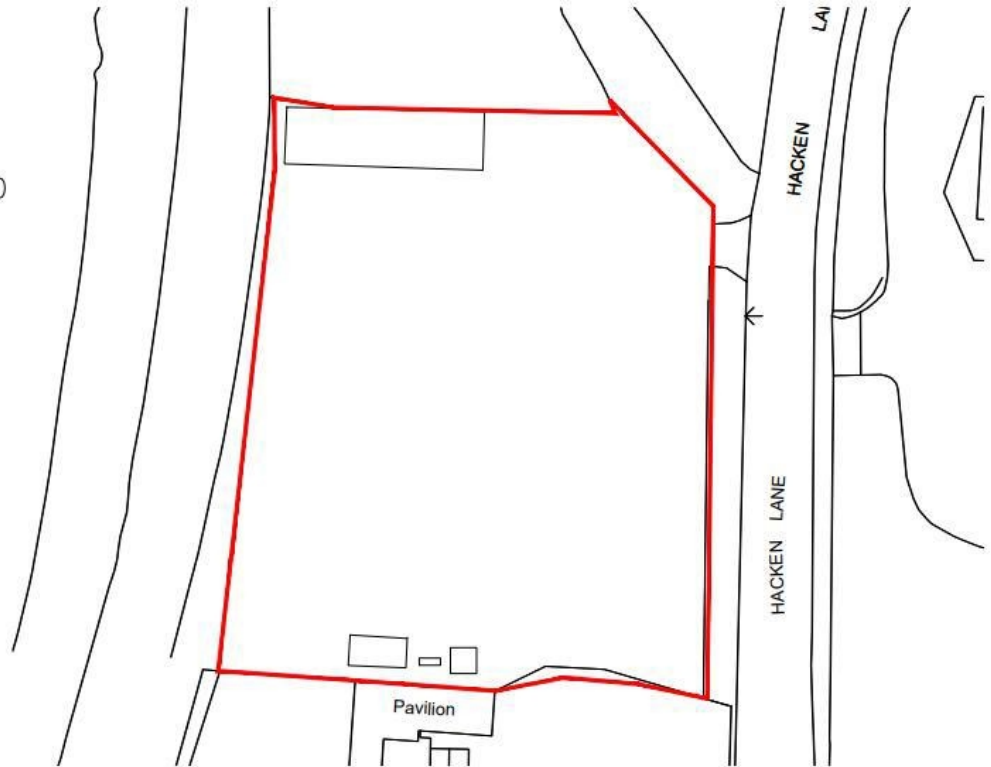
Bolton

lm6.co.uk

LM6



LOCATION PLAN 1:1250



SITE PLAN 1:200

phil.morley@lm6.co.uk

07976 288497

0151 541 2445

www.lm6.co.uk