

To Let  
AVAILABLE IMMEDIATELY



## Workshop, Warehouse, Showroom & Premises

7,712 SQ FT (716.44 SQ M) - PLUS CAR PARKING FOR 15+ VEHICLES

📍 PREMISES AT SHAW STREET, BOLTON, BL3 6HU

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Single storey portal frame unit
- Detached premises for workshop, warehouse, showroom and offices
- May suit a range of uses and occupiers
- 15+ car parking spaces (accessed from Basil Street)
- Loading bay accessed from Shaw Street
- Central location with easy access to A666 St Peters Way
- Close to many amenities, including Trinity Retail Park
- Located on the fringes of Bolton Town Centre, adjacent to the University of Bolton
- Walking distance of Bolton Interchange (Train & Bus)
- New Lease
- £55,000 per annum exclusive



## LOCATION

The subject property is well located on Shaw Street, with vehicular access gained from Basil Street and Houghton Street via Fletcher Street. Instant access to Derby Street is available.

The immediate area is an established mixed-use area, with neighbouring properties including car sales, fast-food restaurants, workshop, garages and retail.

Bolton Town Centre is situated less than 1km north-east of the property, whilst access to the A666 St Peters Way is a short distance drive away. Bolton Bus and Train Interchange is also within walking distance.

## DESCRIPTION

The property comprises a detached, single storey building of steel portal framed construction, incorporating asbestos sheet roof covering, situated on a 0.35 acre plot, including private and gated staff and customer car parking for 15+ vehicles.

The accommodation consists of a mixture of warehouse, workshop, showroom and offices and therefore, may suit a range of uses, subject to planning and superior Landlord consent.

Pedestrian access to the property is from the car park, whilst loading is afforded via Shaw Street, direct into the warehousing/workshop accommodation.

The property has ground and first floor office/showroom areas which overlook the warehouse.

There is a 3-phase power supply.

## 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
Warehouse - Ground Floor	467.19	5,029
Workshop - Ground Floor	36.7	395
Office/Showroom - Ground Floor	106.28	1,144
Office/Showroom - First Floor	106.28	1,144
<b>Total</b>	<b>716.44</b>	<b>7,712</b>

## SERVICES

The mains services connected to the property include water supply, gas supply, 3-phase 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 minimum term of 5 years.

## RENTAL

The rental is £55,000 per annum, exclusive of Business Rates, VAT and utilities.

## VAT

VAT is applicable and will be charged at the prevailing rate.



## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £22,750, 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.

## EPC

The property has an current Energy Efficiency Rating of D(80). The certificate is valid until 13th September 2027. A full copy of the Report is available upon request.



## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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