

To Let
Ideal Builder's Workshop



Detached Workshop & Store

1,831 SQ FT (170 SQ M)

📍 UNIT 6, SHEPHERD CROSS STREET INDUSTRIAL ESTATE, BOLTON, BL1 3DE

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Available August 2024
- Workshop Unit
- 10% basic office content
- Mezzanine storage
- Loading and parking to front
- Would make ideal builder's store/joinery workshop
- Suitable for manufacturing, storage and distribution uses
- Established location close to Bolton Town Centre, the A666 and A58 Ring Road
- 3-phase power supply
- New lease
- £13,250 per annum/£1,104 per calendar month exclusive



LOCATION

The property is located on the established and centrally located Shepherd Cross Street Industrial Estate, which itself is situated on Shepherd Cross Street, close to its junction with Elgin Street/Church Road.

Shepherd Cross Street continues in a south westerly direction to Chorley Old Road (B6226) and to the north, via Rushey Fold Lane, links to Halliwell Road (A6099) and in turn, the A666 St Peters Way, leading to the National Motorway Network.

DESCRIPTION

Unit 6 comprises of a single storey workshop unit, set beneath a pitched and part slated and part aluminium sheet roof covering, with profile clad and brick elevations.

Internally, the property extends to provide for a mixture of workshop, storage and offices arranged predominantly over ground floor, with a small element of first floor mezzanine stores accommodation.

Parking and loading is to the front of the unit off a communal yard.

The property may suit a range of uses and occupiers, including builder's/joiner's workshop, online sales with stores and distribution, or light manufacturing.

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
Unit 6	170	1,831*

*includes approximately 41.96 sq m (452 sq ft mezzanine)

SERVICES

The mains services connected to the property to include water, electricity (3-phase) 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

The lease will be excluded from the provisions of the Landlord & Tenant Act 1954, part II. Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

The unit is available at a rental of £13,250 per annum/£1,104 per calendar month exclusive.

VAT

VAT is not applicable.

SERVICE CHARGE

The lease will include a Service Charge provision. Further information is available on request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £6,900, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

VIEWINGS

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

Daniel Westwell | Joint Managing Director

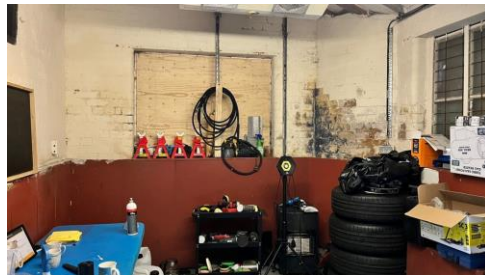
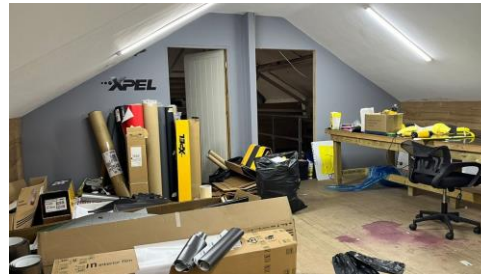
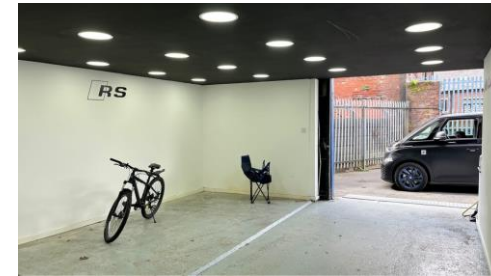
BSc (HONS), MRICS | RICS Registered Valuer

☎️ 07919 414752 ✉️ daniel.westwell@turnerwestwell.co.uk

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

☎️ 07799 644166 ✉️ adam.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.