

To Let



Single Storey Commercial Unit/Studio

2,045 SQ FT (189.98 SQ M)

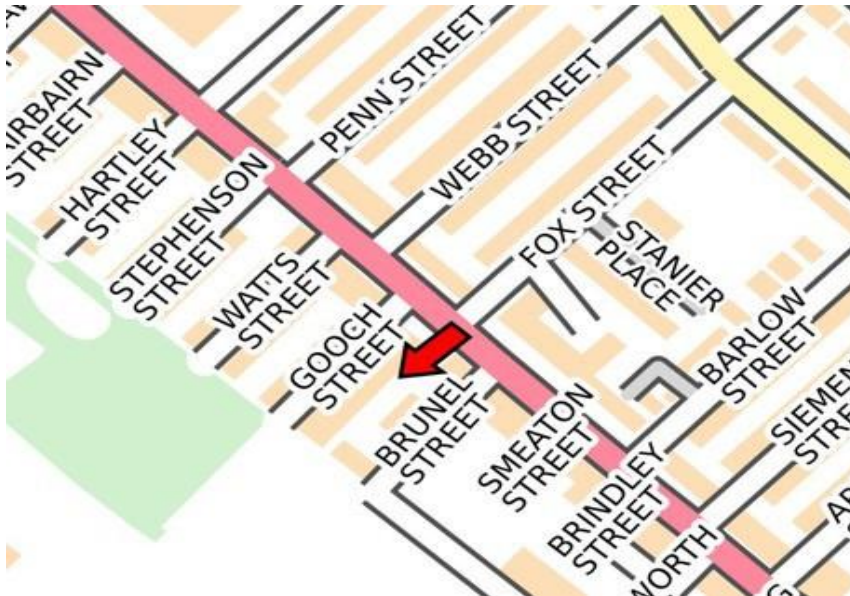
📍 UNIT 2, ENTERPRISE HOUSE, 260 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5NY

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Turner Westwell
Commercial Agents

KEY FEATURES

- Superb ground floor commercial unit/studio
- Suitable for a range of uses, including showroom, workshop, light industrial and leisure uses (gym, PT, boxing classes, etc)
- Self-contained accommodation
- Situated on fringes of Horwich Town Centre and close to Middlebrook Retail Park
- Convenient access close to Junction 6 of the M61 motorway
- Stepped access and restricted loading facilities for some occupiers
- Ample parking on Brunel Street and surrounding residential streets
- 2 x dedicated parking bays directly outside unit
- New Lease
- £14,400 per annum exclusive/£1,200 per calendar month



LOCATION

The subject property is located within Enterprise House, upon Chorley New Road (A673) and is accessed from Brunel Street, a short distance away from Horwich Town Centre. The immediate area is a popular and established mixed-use area, with nearby occupiers including multi-national operator Dominos Pizza, together with a range of independent occupiers, including a dog daycare centre, blinds shop and manufacturer, hair and beauty, takeaway, chip shop and carpet shops, etc.

There is ample car parking in close proximity and the property lies on a major public transport route.

DESCRIPTION

The property comprises a self-contained, ground floor commercial unit/studio set within the well established Enterprise House.

Unit 2 is a well proportioned, regular shaped unit, providing for majority flexible and open-plan accommodation, suitable for a range of business uses. These uses may include showroom, workshop, online/internet business and stores, light technology/assembly and leisure (gym/PT, etc).

Internally, there is an entrance and reception area, off which there is spacious workshop, offices and stores. In addition, there is a large kitchen and single WC facility.

Heating is provided by an overhead gas warm air blower.

Externally, there is allocated car parking for 2 vehicles, whilst there is ample car parking available on Brunel Street.

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 2, Enterprise House - Ground Floor	189.98	2,045

SERVICES

The mains services connected to the property include water supply, gas supply, 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 term of years to be agreed.

RENTAL

£14,400 per annum exclusive/£1,200 per calendar month.

USE

E-Class (Commercial, Business & Service).

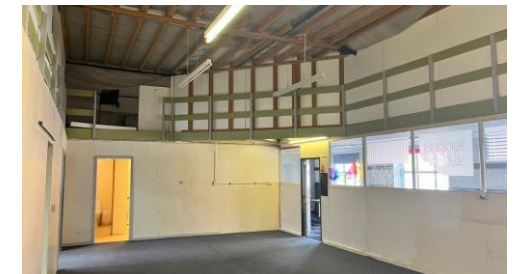
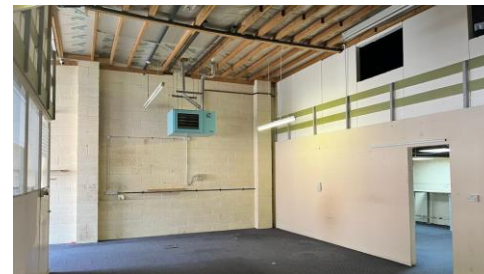
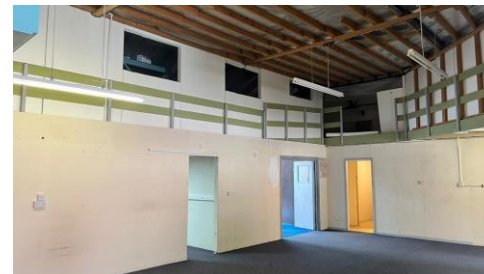
BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,200, 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 responsible for their own legal costs involved in the transaction.



EPC

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

VIEWINGS

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

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