

TO LET

SECURE OPEN STORAGE YARD

YARD 1: 856.47 SQ M (9,219 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**YARD 1 AT ALBERT WORKS
ALBERT STREET
HORWICH
BOLTON
BL6 7AP**

**£16,750
Per annum**

- Secure open yard space
- Palisade fencing and secure swing action gate
- Good location on established mill complex
- Walking distance of Horwich Town Centre
- Good links to Junction 6 of the M61 motorway
- £16,750 per annum plus VAT



LOCATION

The site is located at the head of Albert Street, Horwich and overlooks Mort Street, Pioneer Street and Pioneer Close with views over Rivington Pike.

Part of Rivington & Blackrod Secondary School is adjacent so is Pike View Medical Centre and a Nursing Home.

Albert Road is accessed directly off Lee Lane and is located only 400 metres from Horwich town centre.

DESCRIPTION

Secure, open storage yard bound by 2m high steel palisade fencing and accessed via manual swing action gates.

The yards has a "crush and run" surface and would suit plant & machinery storage etc.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Site Area:

| Description | SQ M | SQ FT |
|-------------|--------|---|
| Yard 1 | 856.47 | 9,219 (edged red on the attached plan) |

LEASE TERMS & RENTAL

Available by way of a new tenant's Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £16,750 per annum exclusive.

SERVICES

Services are available to the yard but will be reflected in the rental if required.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable.

BUSINESS RATES

Each yard is eligible for 100% small rates relief subject to the ingoing tenant qualifying for relief.

Interested parties are to make their own enquiries direct with Bolton Metropolitan Borough Council Rating Department.

EPC

Not Applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Aerial View

