

TO LET

Lamb & Swift
Commercial Property

STORAGE YARD

1005.4 SQ M (10,822 SQ FT)

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**YARD 10CA
BLACKROD INDUSTRIAL ESTATE
SCOT LANE
BLACKROD
BOLTON
BL6 5SL**

£18,200
Per annum

- **£350 per week excluding VAT**
- **Flexible terms available**
- **Power supply available at an additional cost**
- **Close proximity to M61**
- **Secure storage yard, bound by palisade fencing**



LOCATION

The property is situated within the Blackrod District of Bolton, which is approximately 7 miles west of Bolton Town Centre and approached via the A673 Chorley New Road linking through by the A6027 to the A6 (or alternatively via the M61 at junction 6). Wigan lies some 4 miles to the South West of Blackrod and Chorley some 7 miles to the North West.

Scot Lane Industrial Estate is located on the southern side of Scot Lane (B5238) approximately one mile from the centre of Blackrod.

DESCRIPTION

The subject site comprises of a hard surfaced, open air storage yard. Located within the heart of the estate.

The yard is bound by palisade perimeter fencing, excluding the western boundary however, our client has provisions in place to install additional fencing. Access is via manual swing action gates.

ACCOMMODATION

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

Description	SQ M	SQ FT
Yard	1005.4	10,822

The yard is 0.248 acres.

LEASE TERMS & RENTAL

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

The rental is £18,200 per annum exclusive.

SERVICES

Currently there are no services in the yard, however it may be possible to obtain a power supply from Unit 10. This would be metered separately and would need to be paid to the tenant in Unit 10 monthly. The cost of installing the supply would be borne by the incoming tenant.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

The yard hasn't been assessed for Business Rates, however, we are of the opinion that any qualifying small business would benefit from 100% Business Rates Relief.

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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Site Plan

