

# TO LET

## WAREHOUSE PREMISES

### 563 SQ M (6,060 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 8**  
**DUNSCAR BUSINESS PARK**  
**BLACKBURN ROAD**  
**DUNSCAR**  
**BOLTON**  
**BL7 9PQ**

**£29,950**  
Per annum

- Located on well-established business park
- Eaves height of 3.58 m to the front section and 5.82 m to the rear section
- Security alarm fitted
- May suit a number of other uses STPP
- £29,950 per annum



### LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, which is located approximately 4 miles from Bolton town centre with access to the National Motorway Network.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley. The subject unit is located at the front of the Estate overlooking Blackburn Road.

### DESCRIPTION

The subject property comprises a well-proportioned self-contained warehouse unit being arranged in 2 sections.

The front section has an eaves height of 3.58m with electrically operated roller shutter door with the main entrance door also benefitting from a remote-controlled roller shutter door, 2 gas warm air blowers for heating, lighting and power, WC, kitchen and small office.

The property is constructed of stone/brick with steel and timber roof construction beneath a pitched tin covering incorporating 10% roof lighting.

The rear section has an eaves height of 5.82m, lighting and power. Security alarm and fire alarm are fitted to the premises.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 8	563	6,060

### LEASE TERMS & RENTAL

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

The rental is £29,950 per annum exclusive.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

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

### SERVICE CHARGE

A service charge will be levied to recover the cost of common site maintenance and landscaping.

### VAT

VAT is applicable at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable value of £33,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### PLANNING

B1, B2 & B8 Uses are permitted. Other uses may be considered STPP.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### 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.

Telephone: 01204 522275

Contact: Lois Sutton

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