

# TO LET

Lamb & Swift  
Commercial Property

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WORKSHOP UNIT WITH SHOWROOM/OFFICES  
253.97 SQ M (2,734 SQ FT)



UNIT 1B  
JUBILEE WORKS  
VALE STREET  
BOLTON  
BL2 6QF

£22,500  
Per annum

- Situated within a well-established industrial location
- Modern industrial unit with office/showroom
- Close to excellent transport links to Bolton, Bury, Manchester and the national motorway network
- 3-phase electricity supply
- Ample on-site car parking
- May suit a number of uses subject to planning permission
- £22,500 per annum exclusive
- Available September 2024



### LOCATION

The subject property is situated off Vale Street which runs northwards from the A58 Bury Road, approximately 2½ miles east of Bolton town centre towards the outer edge of Radcliffe.

The immediate area is of a mixed-use nature, including commercial and residential, with the commercial element dominated by manufacturing and warehousing.

Older and smaller residential buildings are located on either side of Vale Street at its entrance from Bury Road, but this soon changes to industrial on the western side and semi-rural on the eastern side of the road. Vale Street terminates within the industrial area, which is a former factory site. It contains a number of industrial buildings of differing sizes and a variety of ages.

### DESCRIPTION

Unit 1b provides for a reception area, together with well-fitted majority open plan offices, along with a boardroom/private office and ancillary staff welfare facilities. There are doors set to the rear right-hand corner, which lead through to a rear workshop facility. In addition, there are a further pair of doors, set to the right-hand side of the offices, which lead through to a well-presented and well fitted showroom area. There are fully glazed, full-height, bi-folding doors set to the front elevation of the showroom, set behind the external roller shutter.

Externally, the unit benefits from a communal, majority tarmacadam surfaced service yard, which provides for a reasonable degree of on-site parking.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 1b	253.97	2,734

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term years to be agreed. The rental is £22,500 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.

### VAT

VAT may be applicable, and if so, will be charged 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 £15,250 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.

### EPC

Unit 1b, Jubilee works Vail Street Bolton BL2 6QF	Energy rating <b>C</b>
Valid until <b>31 January 2031</b>	Certificate number <b>8401-3230-9218-8767-3075</b>

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

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ



