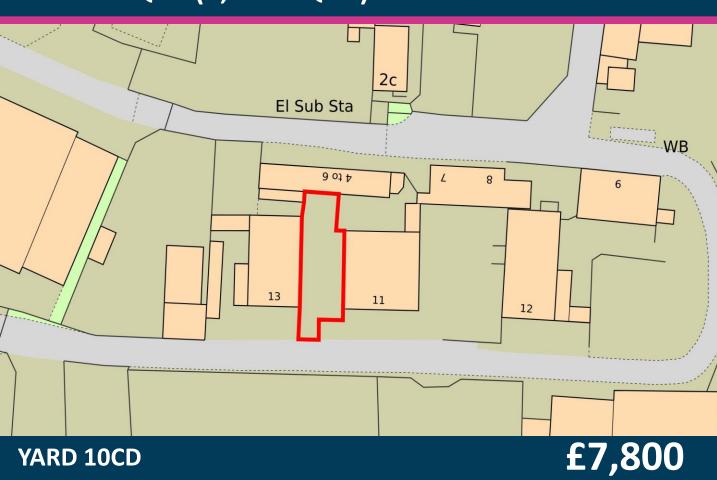
TO LET SELF CONTAINED YARD 289.69 SQ M (3,118 SQ FT)

Lamb & Swift **Commercial Property**

01204 522 275 | Jambandswift.com

Per annum



BLACKROD INDUSTRIAL ESTATE SCOT LANE BLACKROD BOLTON BL5 3AG

- Storage yard with 3 individual on-site storage containers
- Suitable for a variety of storage uses
- Power supply available

- Manual swing action gates
- Flexible terms available
- £7,800 per annum exclusive

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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 in-between 2 neighbouring industrial units of solid brick construction.

The yard contains 3 individual storage containers, one of which is utilised as offices accessed via platform stairs.

The landlord has installed manual swing action gates to improve the yards security.

A power supply is available at an additional cost.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Yard 10CD	289.69	3,118

LEASE TERMS & RENTAL

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

The rental is £7,800 per annum exclusive.

SERVICES

The mains services connected to the site include electricity supply which is available at an additional cost.

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

SERVICE CHARGE

To be confirmed.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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

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: Nathan Broughton Email: nbroughton@lambandswift.com

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



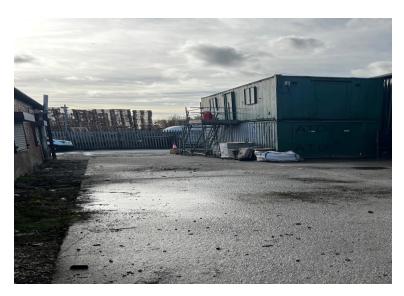
As with Commercial for thermelves and for the vendors or lessors of this property whose agents they are give notice that al The particulars are set out as a general or immissions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or each of them; c) no penson in the emphysicant of Messers. Lamb & Swift Commercial has any analymetry to make or give any representations or warrany whatsever in the start of t

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Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.