

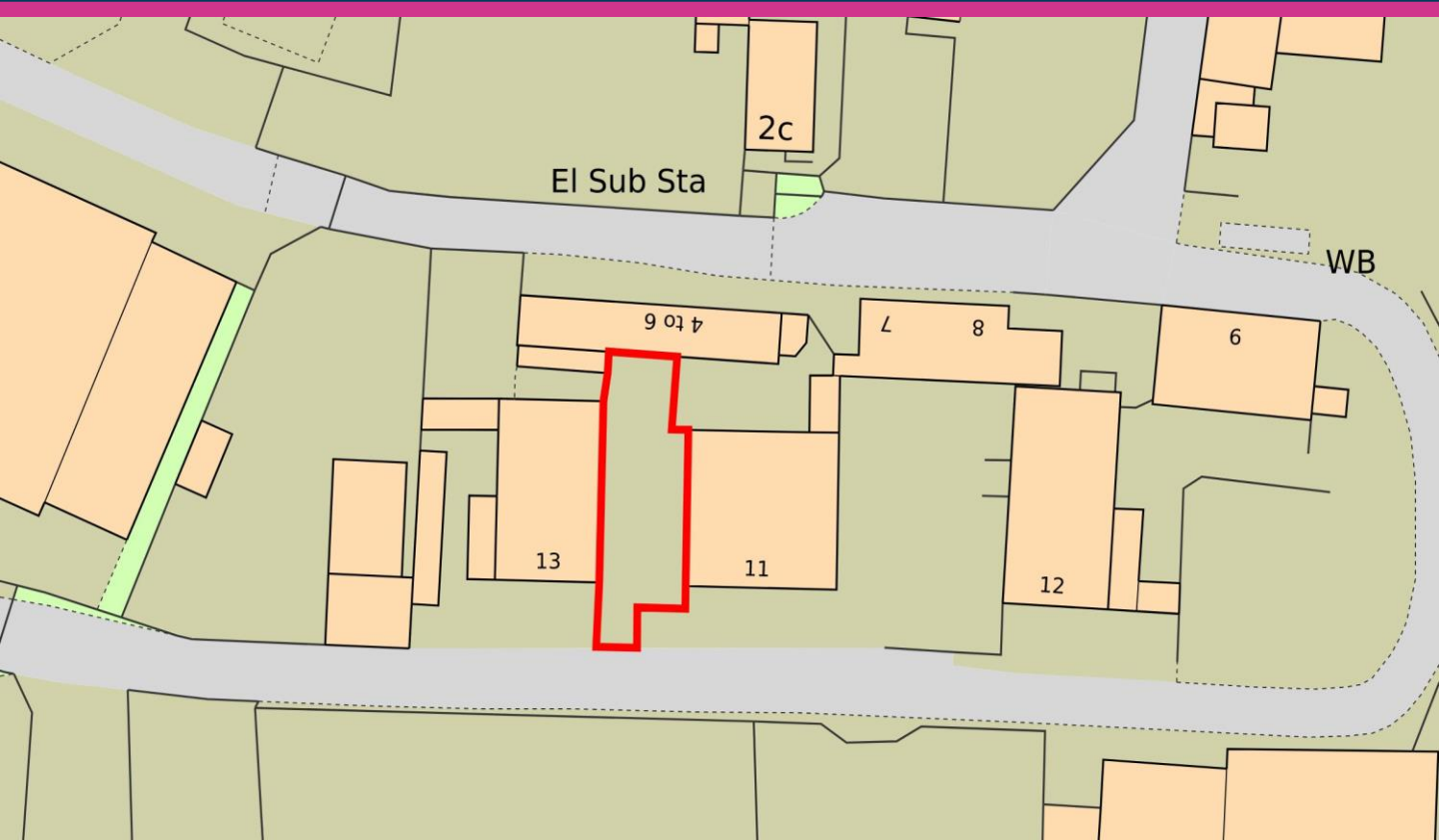
# TO LET

## SELF CONTAINED YARD

### 289.69 SQ M (3,118 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**YARD 10CD**  
**BLACKROD INDUSTRIAL ESTATE**  
**SCOT LANE**  
**BLACKROD**  
**BOLTON**  
**BL5 3AG**

**£7,800**  
Per annum

- 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



### 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

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