

UNIT 21, CUBA INDUSTRIAL ESTATE, BOLTON ROAD NORTH, RAMSBOTTOM, BL0 0NE



5,200 Sq Ft (483.09 Sq M)

- **SELF CONTAINED UNIT**
- **ACCESSIBLE LOCATION**
- **3 ROLLER SHUTTER ENTRANCES**
- **5 METRE EAVES HEIGHT**



LOCATION

Cuba Industrial Estate is situated off Bolton Road (A676) in Stubbins, in an accessible location, within easy reach of the A56 Edenfield Bypass, with reasonable access to Junction 1 of the M66 Motorway, which is less than two miles away. The M66 provides access to the M60 and thereafter the national motorway network.

DESCRIPTION

The premises comprise of a detached industrial warehouse unit of steel portal frame construction. Internally, the premises benefits from a relatively open plan office and two WCs, together with a kitchenette.

The warehouse is accessed via three individual roller shutter doors, approximately 5 metres in height.

The wider estate is owned by a single landlord who manages the estate. The unit is currently vacant and access is available immediately.

ACCOMMODATION

	Sq.ft	Sq. m
Unit 21	5,200	483.09
Total Area GIA	5,200	483.09

(Measurements to be confirmed)

SERVICES

The property benefits from all main services including 3 phase electricity, gas and mains water.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify all services and systems are in working order and are adequate for their purpose.

RENTAL

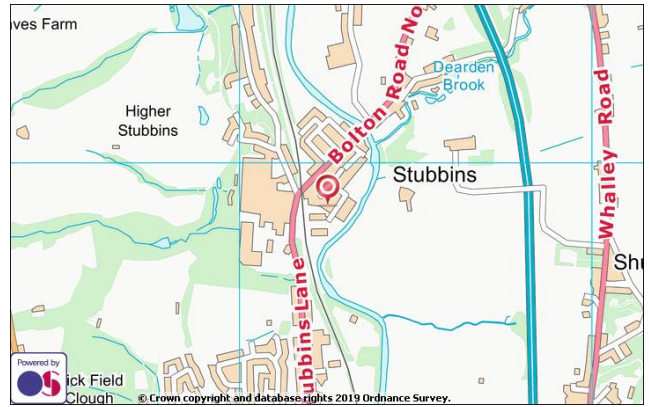
£42,000 per annum.

SERVICE CHARGE

A Service Charge is levied to cover the maintenance and upkeep of the estate, currently £151.67 plus VAT, per month.

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.



BUILDINGS INSURANCE

£173.33 plus VAT per month.

EPC

The property has an EPC rating of C.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

RATES

The unit is described as "Warehouse and Premises" and has an adopted Rateable Value of £23,250.

VAT

Rents quoted are exclusive of, but will be liable to, VAT at the prevailing rate.

VIEWING

Strictly by appointment with the Sole Agent
Nolan Redshaw:

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828



Energy performance certificate (EPC)

Unit 21
Cuba Industrial Estate
Bolton Road North
Edenfield
BURY
BL0 0NE

Energy rating

C

Valid until: **1 January 2032**

Certificate number: **5826-3887-9310-7592-9730**

Property type	B8 Storage or Distribution
Total floor area	479 square metres

Rules on letting this property

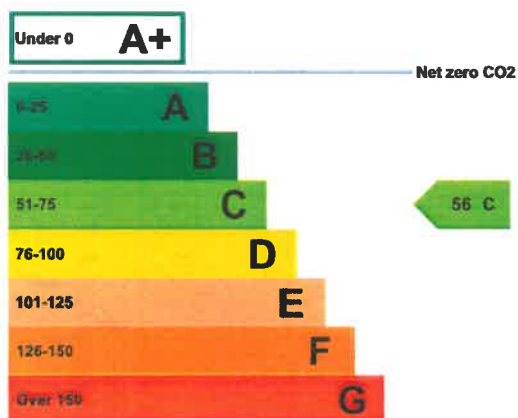
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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Property

Unit 21 Cuba Industrial Estate, Bolton Road North, Ramsbottom, Bury, Lancs, BL0 0NE

Contents

- [Valuation](#)
- [Help with previous valuation](#)
- [Compare properties](#)

Valuation

Previous rateable value (16 July 2018 to 22 January 2020)

£23,250

This was the rateable value for the property. It is not what you would have paid in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
PREVIOUS 21 January 2020 to 22 January 2020	16 July 2018	£23,250
PREVIOUS 23 January 2020 to 31 March 2023	1 April 2017	Not available

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Warehouse and premises

Local council

Rossendale

Local council reference [Help with Local council reference](#)

03016933021021

Rating list [Help with Rating list](#)

2017

Effective date [Help with Effective date](#)

16 July 2018

List alteration date [Help with List alteration date](#)

21 January 2020

Valuation scheme reference [Help with Valuation scheme reference](#)

349146

Base rate [Help with Base rate](#)

£50.00

Measurement method [Help with Measurement method](#)

Gross internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

096G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a ‘rental’ method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme {2}](#), which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Warehouse floor areas			
Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor warehouse	395.7	£48.75	£19,290

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor workshop	16	£50.00	£800
Ground floor office	54.2	£60.00	£3,252
Total	465.9		£23,342

Valuation

Total value £23,342

Rateable value (rounded down) £23,250

[Get help with this valuation](#)

Help with previous valuation

Show all sections

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How the rateable value is calculated , Show

The rateable value and your business rates bill , Show

Business rates relief , Show

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- rateable values
- rateable value calculations

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