

LAND AT CHEQUERBENT WORKS, WESTHOUGHTON, BOLTON, BL5 3JF



3.25 Acres (1.31 Hectares)

- 2.49 ACRES (1.01 HECTARES) OF HARDSTANDING
- STRATEGIC LOCATION CLOSE TO JUNCTION 5 OF M61 MOTORWAY
- EXCELLENT ACCESS OFF THE CHEQUERBENT ROUNDABOUT
- AVAILABLE IMMEDIATELY



LOCATION

The site is located immediately off the A6 (Manchester Road), at the Chequerbent Roundabout, and has excellent access connections both to the A6 and the M61 (Junction 5), both of which provide access to Manchester; Bolton; Wigan; Chorley and Preston.

DRIVE TIMES

Manchester	20 mins
Bolton	10 mins
Wigan	15 mins
Chorley	16 mins
Preston	20 mins
Blackburn	25 mins
Bury	20 mins

DESCRIPTION

Chequerbent Works comprises of a site situated with excellent access to the national motorway network via Junction 5 of the M61 motorway. The site is accessed through a security gate.

The yard is surfaced in part with a mix of concrete slabs and tarmac and has a net useable area of approximately 2.49 acres. The gross site area is 3.25 acres further expansion may be considered subject to landlord's approval and any planning consent required. All planning requirements are to be discussed with the landlord.

ACCOMMODATION

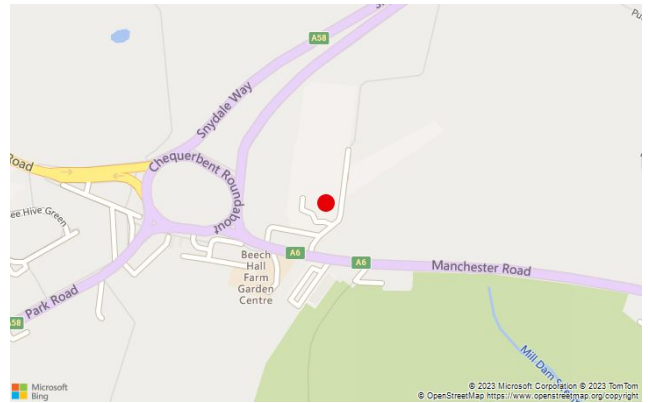
See attached plan for clarification:

Area	Colour	Acres	Ha
Hardstanding Area	Yellow	2.49	1.01
Useable Area	Red	3.25	1.31
Total Area		5.74	2.32

(Measurements GEA and to be confirmed)

SERVICES RESPONSIBILITY

Foul drainage is by way of a septic tank. To our knowledge, the site does not benefit from mains services. It is the prospective tenant's responsibility to verify any services and systems are in working order and are of adequate capacity and suitable for their purpose.



RENTAL

£95,000 per annum.

LEASE TERMS

The site is available by way of a new lease with terms to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be confirmed.

VAT

All rentals quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

VIEWING

Strictly by appointment with the Sole Agents:
Nolan Redshaw:

Contact: Harry Bowers
Tel: 0161 763 0826
Email: harry@nolanredshaw.co.uk

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@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.



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