

UNIT E, LOSTOCK INDUSTRIAL ESTATE, LOSTOCK LANE, BOLTON, BL6 4BL



12,060 Sq Ft (1,120.37 Sq M)

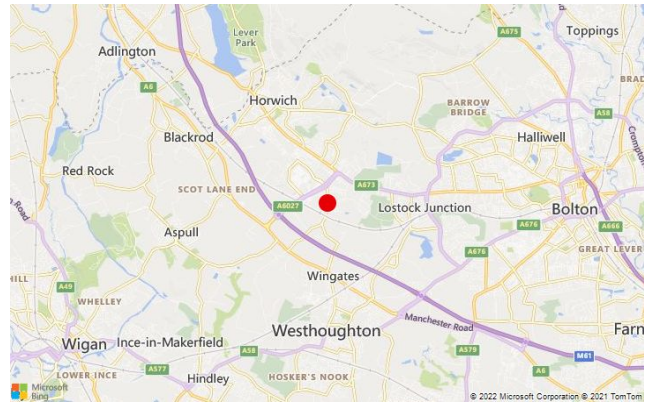
- **PROMINENT INDUSTRIAL LOCATION**
- **WITHIN ONE MILE OF JUNCTION 6 OF THE M61**
- **AMPLE CAR PARKING**



LOCATION

The premises are located along Lostock Lane, on Lostock Industrial Estate in the immediate vicinity of the University of Bolton Stadium, Tesco Extra and the leisure and retail amenities of Middlebrook Retail Park.

Lostock Lane provides direct access onto the A6027, which in turn links to junction 6 of the M61 Motorway within 1 mile, and from there, the regional motorway network. Bolton town centre is located approximately 5 miles to the East.



DESCRIPTION

The property comprises a modern industrial/warehouse facility of steel portal frame construction with brick/blockwork walls with profile metal cladding above, beneath a profile roof incorporating 10% translucent roof lights and LED lights.

Internally Unit E comprises of a ground floor open plan offices with kitchen, male and female/disabled WC facilities, as well as separate W.C's accessible from the warehouse.

A mezzanine above the offices makes for additional storage area. The warehouse is accessed by an electric roller shutter door (4.86 x 4.65) and a maximum eaves height of 6.8 metres.

Externally, the unit benefits from ample car parking and loading area.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	12,060	1,120.37

(Measurements to be confirmed)

SERVICES

The unit benefits from all main services, including three phase electricity and gas.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£90,000 per annum.

SERVICE CHARGE

An estate charge will be levied to cover the costs of maintenance of common areas and landscaping, currently £6,724.45 per annum.

POSESSION

Vacant possession will be granted upon completion of the legal documentation.

BUILDINGS INSURANCE

There will be buildings insurance payable to the Landlord, the cost is to be confirmed.

LEGAL FEES

Each party to be responsible for their own legal fees.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease.



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

RATES

The premises are described as 'Workshop and Premises' and have an adopted rateable value of £43,750. This will not be the full amount payable.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of C.

VIEWING

Strictly by appointment with the sole agents.
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.



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Energy performance certificate (EPC)

UNIT E LOSTOCK LANE LOSTOCK BOLTON BL6 4BL	Energy rating C	Valid until: 22 October 2030
		Certificate number: 6280-7371-6478-0390-3069

Property type	B8 Storage or Distribution
Total floor area	1,255 square metres

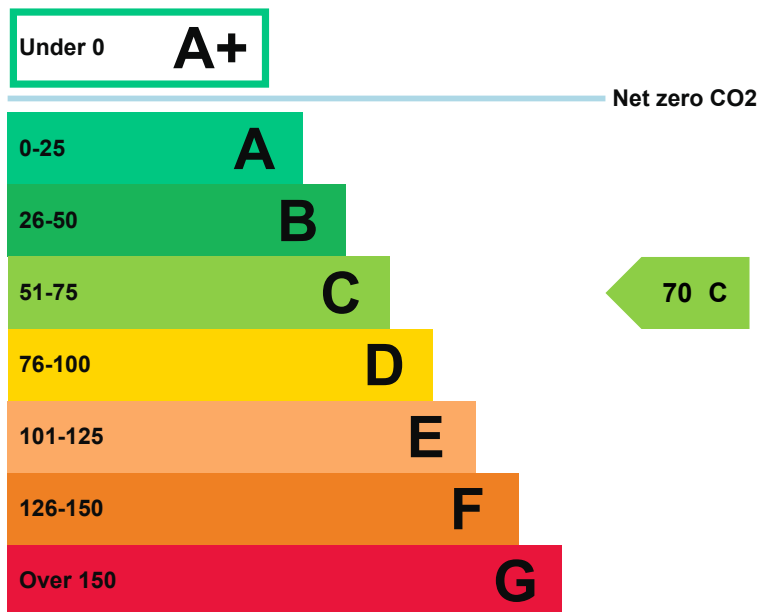
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



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Property

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Valuation

Current rateable value (1 April 2023 to present)

£43,750

This is the rateable value for the property. It is not what you pay 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
CURRENT 1 April 2023 to present	1 April 2023	£43,750
PREVIOUS 8 March 2023 to 31 March 2023	1 April 2017	£47,000
PREVIOUS 1 April 2017 to 7 March 2023	1 April 2017	£48,750

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