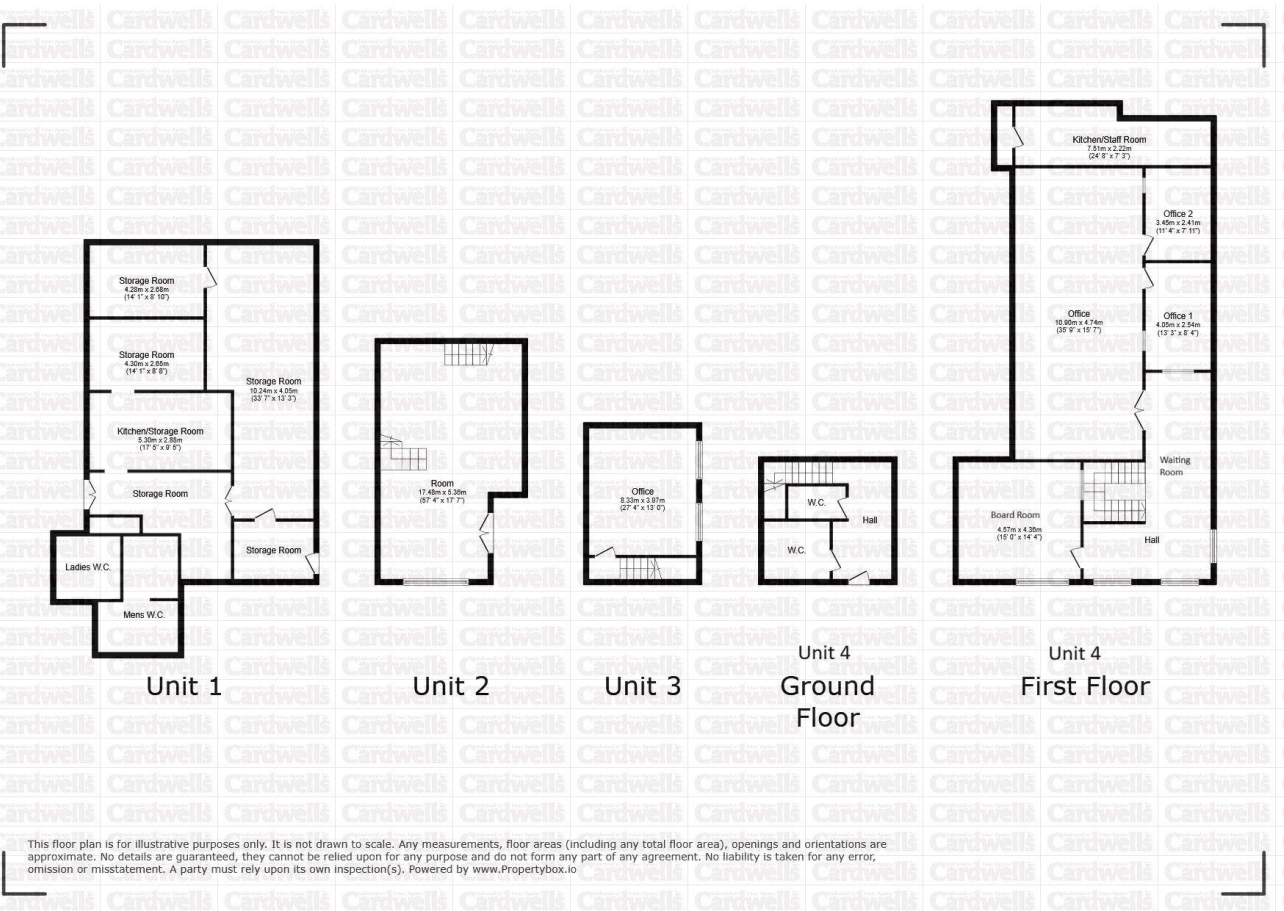
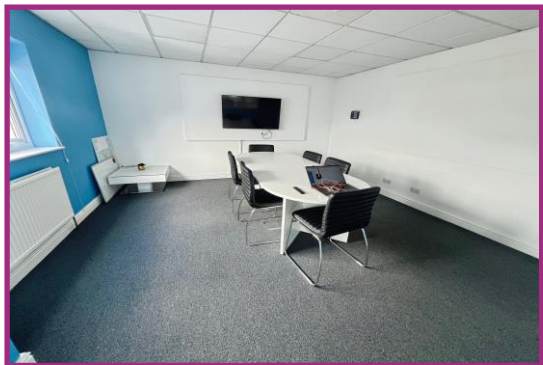
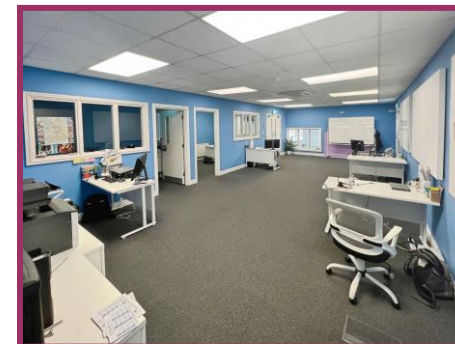
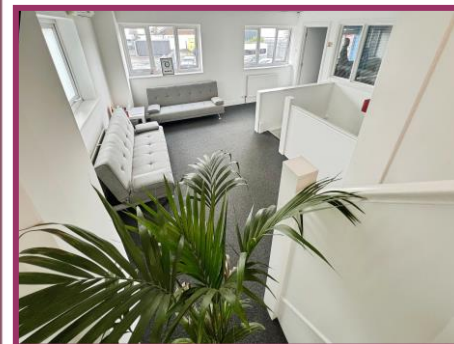




UNIT 3, LODGE BANK CROWN LANE HORWICH, BL6 5HY



- We understand the property is Freehold
- Roller shutter door to the unit
- Gas warm air heating to warehouse unit 2
- 2 Units on rolling agreements gen £2,100pcm
- Secure parking for approx 16 vehicles
- Await full details on gas, electric & fire safety
- Air conditioning to office units
- Can be sold vacant or with tenancies in place



£550,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivestate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



Unit 3 comprises a steel portal unit which is in total (based on valuation office agency listing) offers 5,310 sq ft of space made up of warehouse and office space with secure enclosed parking for approx 16 vehicles. As present, the unit is subdivided into four separately rated units 1,2,3 & 4 which can be utilised to create between one to four units, dependant upon the purchasers requirements. There is a roller shutter door to the unit 2 which is 5 metres high and 4.25 metres wide.

The property can be sold with tenants in situ or vacant possession and is located on a well presented industrial estate directly off Crown Lane with easy access to all local facilities and motorway network.

We have not seen copies of the existing tenancy agreements to confirm the details, but are advised: "The current occupancy is: Unit 2 is occupied on a rolling contract used for storage and generates £600pm. Unit 4 ground floor and first floor is occupied by one company on a rolling contract and generates £1500pm." Therefore at present the property is part tenanted and generates £2,100 per month, though we are advised that the tenancies can be ended and the property can be sold with vacant possession if preferred.

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

