



## Unit 4 Kirkhall Workshops

### Industrial Workshop unit with on site parking

Unit 4 Kirkhall Workshops, Bilbao Street, Bolton, Lancashire, BL1 4HH

490 ft<sup>2</sup> (45.52 m<sup>2</sup>)

- Ready for Immediate Occupation
- Ideal for light manufacturing or storage
- Flexible lease terms available
- Established and popular industrial location

## Description

The Kirkhall Estate provides a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. The provide open plan units with a concrete floor and manual roller shutter, W.C.s, 3 phase electricity, gas blowers in some of the units and an eaves height. They also have the benefit of on site car parking which is shared. The site is secure by a palisade perimeter fence.

## Location

The Kirkahall Estate is located on Bilbao Steet, accessed via Marsh Fold Lane. It is well located in close proximity to other industrial / warehouse units and the popular Nortex Mill. Marsh Fold Lane is accessed off Chorley Old Road which sits in close proximity to Bolton Town Centre and the A666 which links Bolton with the local Motorway Network providing access to Manchester and the North West.

## Accommodation

We have measured the building in accordance with the latest RICS Code of Measuring Practice on a Gross Internal Area Basis and understand the property provides 45.52 m<sup>2</sup> (490 ft<sup>2</sup>) of accommodation.

## Rent and Lease Terms

£4,000 Per annum exclusive of all other outgoings including business rates and utilities and payable monthly in advance. The lease will be a new full repairing and insuring lease for a term to be agreed.

The terms of the lease will be outside sections 24-28 of the Landlord and Tenant Act 1954 Part II. There will be a service charge payable for the upkeep of the estate further information will be provided for interested parties. Interested parties will be required by Bolton MBC to complete an application form in order to assess suitability as a tenant including a credit check. A copy of the form will be provided on request.

## Planning Use

The units are suitable for light workshops, manufacturing, storage and distribution. Motor trade or vehicle workshops are not permitted on the estate.

Alternative uses may be considered on their own merits along with any planning consents required.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Unit 4 Rateable Value £3,050

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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