



To Let - Industrial Premises

Unit B, Rear Of 28-30, Moor Lane, Bolton, Lancashire, BL1 4TH

1,132 ft² (105.16 m²)

- Modern Industrial Premises
- Good Transport Links
- Small yard area
- Shared parking
- Close to Bolton Town Centre

Description

The subject property is located off Hanover Street, via a shared yard area used for loading/unloading and parking. The subject property, provides a single story industrial premises, it is open plan with an eaves height of 3 meters at the front section lowering to 2.5 meters to the rear of the unit. The property benefits from x2 W.C.s a small kitchen and workshop area. There is a small yard area used for storage directly in front of the unit. The property also benefits from an electric roller shutter, concrete floor 3 - phase electricity and a communal yard area used for parking for 2 vehicles and unloading/loading.

Location

The subject property is located off Hanover Street which is accessed off Moor Lane and is on the fringe of Bolton Town Centre. Close to the Moor Lane Development by Step Places.

The property has excellent transport links, both by rail and road. Bolton Train Station is in ample walking distance and it has good access to both the local and regional road network. With the A(666) being located with a 5 minute drive. This provides access to the regional and National Motorway Network. Junction 5 on the M61 Motorway is 2.8 miles from the subject property.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Rent and Lease Terms

£12,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The lease will be available on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Light Industrial

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses). Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk



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