



## To Let - Prominent Industrial Premises

Rear Of 97-99, Derby Street, Bolton, Lancashire, BL3 6HH

1,500 ft<sup>2</sup> (139.35 m<sup>2</sup>)

- Ready for Occupation January 2026
- Highly prominent location
- Suitable for a variety of industrial uses
- 3 phase power
- 4 metre eaves height

## Description

The subject property is a single story industrial premises, situated in the highly visible location at the Corner of Derby Street and Fletcher Street.

The self contained industrial unit, is an open plan industrial premises with an eaves height of 4 metres , there is a small ground and first floor office block installed. The unit is open plan with a manual roller shutter, 3 phase power and concrete floor. It is suitable for a variety of industrial uses.

## Location

The subject property is located in a prominent position near the junction of Derby Street and Fletcher Street / College Way in Bolton. Situated in a local shopping area, it is close to a number of local and national retails such a Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property.

Derby Street is a very well connected main arterial road that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network. It also provides direct access to both Bolton Town Centre and Bolton Train Station is within a 10 minute walk 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:  
1,500 sq ft

## Rent and Lease Terms

£18,000 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 minimum term of 5 years.

## 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

Rateable Value £9,600

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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