



To Let Storage unit -

Storage Unit To The Rear Of, 137-141 Chorley New Road, Bolton, Lancashire, BL6 5QF

322 ft² (29.91 m²)

- Suitable for Storage only
- Close to Horwich Town Centre
- Located just off Chorley New Road
- Excellent transport Links
- Open Plan Unit

Description

The subject property is a single story storage unit to the rear of a retail parade off Chorley New Road, Horwich.

It provides an open plan space suitable for storage only, it has the benefit of a secure electric roller shutter, single phase electricity, concrete floor and a 3 metre eaves height. There is an area directly in front of the unit that is suitable for loading and unloading.

Location

The subject property is situated on the A673 Chorley New Road which is close to Horwich Town Centre, it is located on a main arterial route that connects to both Bolton Town Centre and Chorley. It also provides good access to junction 6 of the M61 motorway and is situated 1.3 miles from Blackrod train station and 2.6 miles from Horwich Park Way train station. The Property is surrounded by a mix of retail and restaurant premises and residential housing.

The property is also a short distance from Rivington Chase, where the first phase of the residential element of the site is under construction. The site will provide 1,700 homes along with a new link road to Middlebrook and employment land.

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: 30 m sq (322 sq ft)

Rent and Lease Terms

£350.00 Per Calendar Month payable monthly in advance and exclusive of all other out goings.

The property is available via a 12 month full repairing and insuring lease.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

To be assessed on occupation

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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