



For Sale - Detached Industrial Premises

**GMV House, Raikes Lane Industrial Estate, Manchester Road, Bolton,
Lancashire, BL3 2NH**

4,810 ft² (446.85 m²)

- Located on an established industrial estate
- Suitable for owner occupiers and investors
- Two units which can be combined into one larger unit
- Excellent transport links
- 3 phase power
- Available with vacant possession

Description

GMV House comprises a detached industrial/workshop building, which has been split with a dividing wall installed through the middle of the property to provide two self-contained industrial units. Each unit is predominantly open plan, with concrete flooring, painted blockwork walls and a pitched roof supported by an exposed steel frame, incorporating extensive translucent roof glazing which provides good levels of natural light.

The premises benefit from 3 phase power, gas blowers, fluorescent strip lighting, ceiling-mounted fans and extraction ducting associated with the existing manufacturing operations.

The property provides an eaves height of 3.5 - 4.8 m metres. Each unit has a roller shutter along with parking directly in front of the property. The premises are currently fitted out for woodworking, joinery and storage operations, although they would lend themselves to a variety of alternative industrial or storage uses. The internal wall could also be removed to provide one large unit.

Unit B also has the benefit of an entrance area, W.C.s, Kitchen and break out area, along with areas for storage. Unit has a store to the rear of the property.

Location

The property is situated within Raikes Lane Industrial Estate, an established commercial and industrial location approximately 2 miles south of Bolton Town Centre.

The estate benefits from good transport links, with Raikes Lane providing direct access to St Peter's Way (A666), which connects Bolton Town Centre with the M60 motorway and wider Greater Manchester motorway network. The surrounding area comprises a mixture of industrial, warehouse and commercial premises.

Tenure

The property is held by way of a long leasehold interest from 26 July 2002 for a term of 125 years, expiring on 25 July 2127. There are 100 years remaining on the lease. The current ground rent is £5,115 per annum

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:

Unit A	1,937 sq ft
Unit B	2,873 sq ft

Total **4,810 sq ft**

Price

Seeking offers over £395,000 for the long Leasehold

Planning Use

Use Class E - Industrial use. Alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Unit A Rateable Value £10,500

Unit B Rateable Value £14,750

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
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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