FLETCHER CRE

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To Let Industrial Workshop.

Pocket Workshops, Unit 1, Washington Street, Bolton, Lancashire, BL3 5ER

1,050 ft² (97.5 m²)

- Ready for immediate occupation
- Located on an established Industrial Estate
- Excellent Transport Links
- Flexible lease terms available
- Secured gated yard area

FLETCHER CRE LIMITED - ALL RIGHTS RESERVED - REGISTERED IN ENGLAND & WALES COMPANY REG NUMBER 08337706 - REGISTERED OFFICE: HALCYON HOUSE - 20 CHORLEY NEW ROAD - BOLTON - BL1 4AP

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Description

The Pocket Workshops comprise a row of single-storey, terraced industrial units designed to accommodate light manufacturing, storage, or workshop use. Each self-contained unit offers open-plan space with a solid concrete floor, manual roller shutter access, and a minimum eaves height of 2.7 metres. Additional features include W.C. facilities, three-phase electricity, and gas blowers available in select units.

Unit 1 is configured in an L-shape work space and benefits from a separate office area, providing a versatile layout for a range of business operations.

The premises also benefit from shared on-site parking and are secured by a palisade perimeter fence, offering a safe and functional working environment.

Location

Pocket Workshops are located approximately 1 mile to the South-West of Bolton town centre off Washington Street which connects on to Deane Road (A676), a main arterial route to Bolton town centre and the M61 motorway. The property provides good access to both the local road network and Bolton Town Centre.

Accommodation

We understand unit 1 provides 1,050 ft^2 of accommodation on a Gross Internal Area basis

Rent and Lease Terms

£8,500 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.

A rental deposit to be held by the landlord for the duration of the term may also be required subject to terms agreed.

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 under use class E.

Motor trade or vehicle workshops are not permitted on the estate. These include Vehicle repairs, MOTs, Tyres, vehicle modifications, storage and sales of vehicles. Hot Food take away use and deliveries are also prohibited.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable.

Business Rates

Rateable Value £9,000

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 221030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

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