FLETCHER CRE

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To Let Industrial/Workshop units with on site parking

Pike Nook Workshops, Pike Nook Workshops, High Street, Bolton, North West, BL3 6JZ

800 ft² (74.32 m²)

- Established industrial estate
- Good transport links
- Secure gated site
- Flexible lease terms available

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Description

The Pike Nook Estate provides a row of terraced single story self contained industrial units suitable for storage or a workshop for light manufacturing. Unit 7 provides a mid terraced unit with 800 sq ft of accommodation and a 3 metre eaves height.

The unit is open plan with a concrete floor and manual roller shutter, W.C.s, and 3 phase electricity. They also have the benefit of on site car parking which is shared. The site is secured by a palisade perimeter fence.

Location

Pike Nook Workshops are located just off High Street in the Daubhill area of Bolton. High Street, connects onto A579 Derby Street a main arterial Road that provides access to both M61 Motorway, Bolton Town Centre and A(666). It is in an established mixed use location. It is also a short distance from the University of Bolton and Bolton Town Centre.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and the property extends to 800 sq ft

Rent and Lease Terms

£7,000 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.

Alternative uses may be considered on their own merits along with any planning consents required.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £6,200

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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