

# TO LET/FOR SALE

**WELL LOCATED INDUSTRIAL/WAREHOUSE PREMISES WITH TWO STOREY  
OFFICE ACCOMMODATION 1,107.13 SQ M (11,917 SQ FT)**



- ◆ Situated within an established industrial location
- ◆ Modern warehouse facility with two storey offices
- ◆ Excellent transport links to Bolton, Bury, Manchester and the national motorway network
- ◆ 3 Phase electricity supply
- ◆ Ample on site car parking
- ◆ May suit a number of uses STPP
- ◆ Prominent position fronting Bury Road (A58)

**UNIT 1, BOUNDARY INDUSTRIAL ESTATE, MILLFIELD ROAD,  
BOLTON, BL2 6QY**

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## DESCRIPTION

The subject property provides modern industrial warehouse accommodation with office space arranged over ground and first floors. The property benefits from ample parking and loading provisions.

The premises have been constructed using a combination of brick and steel portal frame with a pitched roof. Internally the property benefits from three phase electricity and concrete floors. Externally the property benefits from generous loading and parking provision.

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## LOCATION

Boundary Industrial Estate is located prominently upon Bury Road (A58), strategically situated approximately 3 miles east of Bolton Town Centre and 5 miles west of Bury Town Centre.

The estate benefits from nearby communication links to A666 St Peters Way, and in turn the National Motorway Network. The Towns of both Radcliffe and Little Lever are also nearby.

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## ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Gross Internal Areas:

1,107.13 sq m (11,917 sq ft)

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## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to contract.

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## RENTAL

£59,500 per annum plus VAT excluding all other outgoings.

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## SALE TERMS

Available by way of a new 150 year ground lease, subject to a rent of £5.00 per annum, including provisions for service charge covering the communal areas of the estate.

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## SALE PRICE

£750,000 plus VAT

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## SERVICE CHARGE

A service charge is levied throughout the agreed term to recover the cost of common estate maintenance and repairs.

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## RATES

Currently occupied as a place of worship and therefore exempt from rates. To be re-assessed on occupation.

The Standard Uniform Business Rate for the 2017/2018 Financial Year is 0.479 pence in the £, or £0.466 pence in the £ for qualifying small businesses.

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## SERVICES

The mains services connected to the property include water, gas supply, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

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## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

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## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

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## VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell, Andrew Kerr or Felicity Middleton

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com, akerr@lambandswift.com or

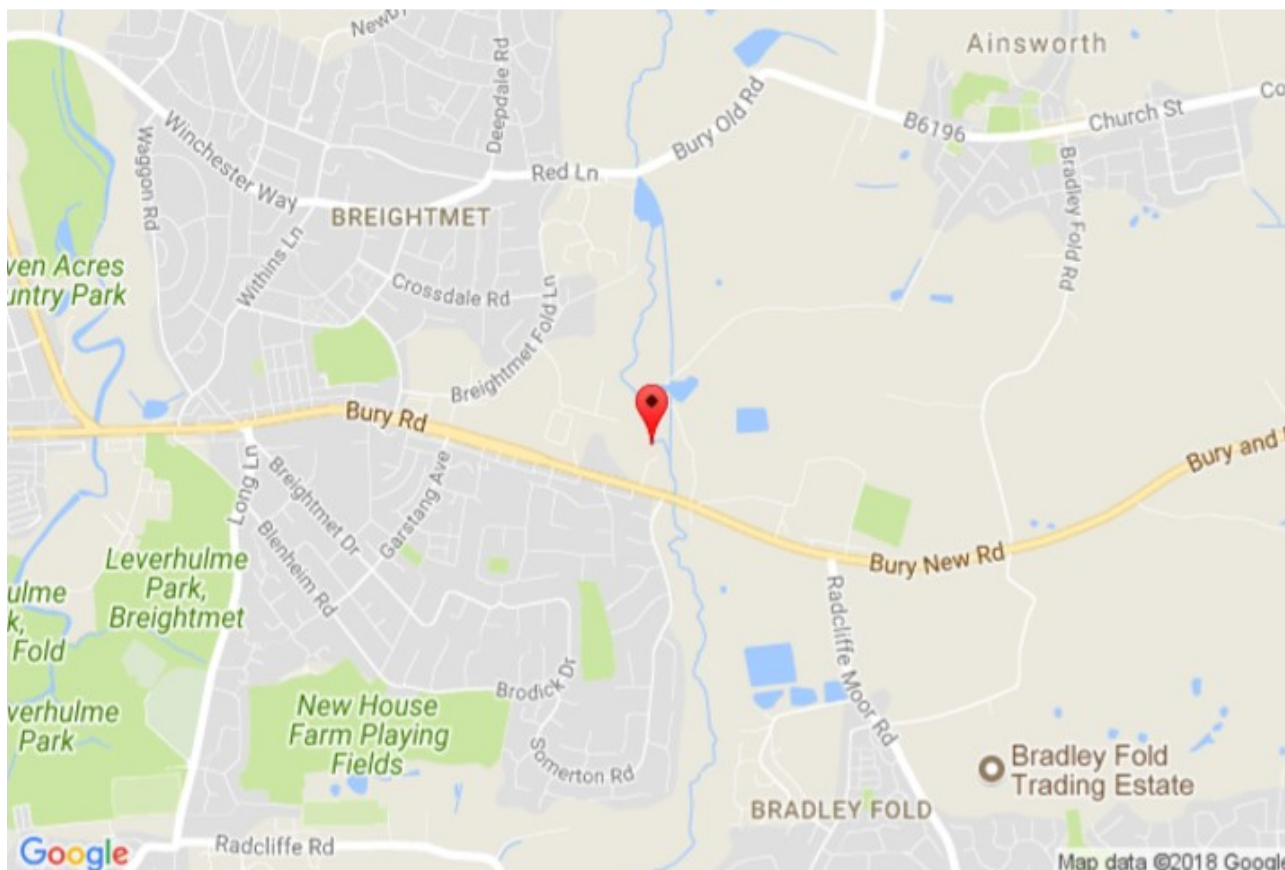
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OS Sitemap®





### Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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