



To Let - Various Industrial/Workshop units with on site car parking

Kirkhall Workshops, Bilbao Street, Bolton, Lancashire, BL1 4HH

370 - 490 ft² (34.37 - 45.52 m²)

- Ready for Immediate Occupation
- Ideal for light manufacturing or storage
- Flexible lease terms available
- Established and popular industrial location

Description

The Kirkhall Estate provides a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. They provide open plan units with a concrete floor and manual roller shutter, W.C.s, 3 phase electricity, gas blowers in some of the units and an eaves height of 3 meters. They also have the benefit of on site car parking which is shared. The site is secure by a palisade perimeter fence.

Location

The Kirkhall Estate is located on Bilbao Steet, accessed via Marsh Fold Lane. It is well located in close proximity to other industrial / warehouse units and the popular Nortex Mill. Marsh Fold Lane is accessed off Chorley Old Road which sits in close proximity to Bolton Town Centre and the A666 which links Bolton with the local Motorway Network providing access to Manchester and the North West.

Accommodation

We understand the below units provide the following accomodation on a gross internal area basis:

Unit 2 – 490 ft²
Unit 11 - 370 ft²

Rent and Lease Terms

Unit 2 - £3,720 Per annum
Unit 11 - £2,640 per annum

The rent will be 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.

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. Motor trade or vehicle workshops are not permitted on the estate.

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 may be applicable at the prevailing rate

Business Rates

Unit 2 Rateable Value £1,975
Unit 11 Rateable Value £2,300

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher MRICS
07855773792
01204 525252
john.fletcher@fletchercre.co.uk

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