



To Let Industrial Workshops

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

1,050 ft² (97.55 m²)

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

Description

The Pocket Workshops provide a row of terraced single storey self contained industrial units suitable for storage or workshops 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.

The units also have the benefit of on site car parking which is shared. The site is secure by a palisade perimeter fence.

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 7 provides 1,050 ft² of accommodation on a Gross Internal Area basis.

Rent and Lease Terms

Unit 7 - £6,720 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.

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

Rateable Value - Unit 7 £6,600

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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