



## To Let Various industrial/Workshop units with on site parking

**Pike Nook Workshops, High Street, Bolton, Lancashire, BL3 6JZ**

**800- 3,400 ft<sup>2</sup> (74.32 - 315.86 m<sup>2</sup>)**

- Established industrial estate
- Good transport links
- Units 10-15 are located on a self contained site
- Secure gated site
- Flexible lease terms available

## Description

The Pike Nook Estate provides a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. Units 10-15 Also provide 2 units providing 3,400 sq ft of accommodation over two buildings on a large self contained yard area.

The units 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. They also have the benefit of on site car parking which is shared. The site is secure 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

We understand the below units provide the following accommodation on a Gross Internal Area Basis

Unit 7 – 800 ft<sup>2</sup>  
Units 10-15 – 3,400 ft<sup>2</sup>

## Rent and Lease Terms

Unit 7 - £5,000 Per Annum  
Units 10-15 - £21,450 Per Annum

The rent for the units 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 7 Rateable Value £4,900  
Units 10-15 Rateable Value £18,250

## 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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