Unit 17 Lyon Industrial Estate
Kearsley, Bolton, BL4 8NB

Industrial warehouse premises
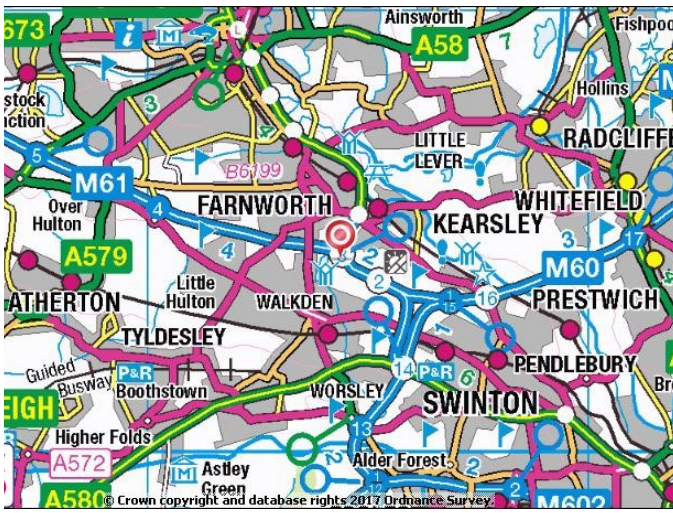268.19 SQM (2,887 SQFT)

to let

£12,000 per annum

- Located on established industrial estate close to M61 motorway & A666 Manchester Road

- Approximately 1 mile from Kearsley Town Centre and all amenities

- Currently utilised under B8 Storage & Distribution of the Use Classes Order

- Available by way of assignment or sub-letting of the leasehold interest

Parkinson Real Estate   10 Beecham Court, Wigan WN3 6PR   01942 741800   www.parkinsonre.com

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Location

The subject property is situated on Lyon Road residing within an established industrial locality within the Moss Road Industrial Estate via the A666 Manchester Road and within 1 mile of Kearsley town centre and 2 miles from the M61 motorway. It provides a wide connectivity to Greater Manchester region with Manchester to the South East and Bolton to the North West.

Description

A single storey mid terraced, steel framed, warehouse with brick and block elevations beneath a mono-pitched insulated clad roof and UPVC skylights with concrete screed floor. The premises benefits loading access via the large communal yard to the front and through a full height manual roller shutter door. It benefits a minimum eaves height of 3.5m and maximum of 5.8m. It offers an open plan warehouse suitable for storage and distribution along with other general industrial uses.

Services

We understand mains services are connected to the property to include mains water, drainage and three phase electric. Please note that neither service connections nor any appliances have or will been tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Warehouse	268.19	2,887

Rating

The property has the following entry in the 2017 Rating List. Applicants may be eligible for further discounts of small business rates relief on application. All enquiries should be directed to the relevant local authority.

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£11,250	£5670 p.a.

Tenure

The property is available either by way of an assignment of the existing lease which expires on 21/05/2023 or by way of a sub-let at a term to be agreed. A deposit will be requested.

Rental

£12,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation.

EPC

We understand this property is exempt from an Energy Performance Certificate in accordance with the Energy Performance of Buildings Regulations 2011.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract
April 2019
Ref: AG0440

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