FLETCHER CRE

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To Let Industrial/Workshops units with on site parking

Unit 3 Moses Gate Workshops, Manchester Road, Bolton, Lancashire, BL3 2QB

1,200 ft² (111.48 m²)

- Excellent Transport Links
- Prominent location just off the A666
- Ready for immediate occupation
- flexible lease terms available

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Description

Moses Gate Workshops provide a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. Unit 3 has the benefit of a Mezzanine used as storage and partitioned offices. The eaves height is 5.5m in part and 2.5 meters in the area underneath the Mezzanine

The unit benefits from concrete floor and manual roller shutter, W.C.s, 3 phase electricity and a gas blower. The units have the benefit of on site car parking which is shared. The site is secured by a palisade perimeter fence at the entrance of the site.

Location

Mose gate is located just off Manchester Road Farnworth, a main arterial route leading to Bolton town centre, which is situated approximately 1.5miles north-west of the site. It is also close to Farnworth Town Centre.

The site has excellent access to the regional motorway network via the A666 (St. Peters Way) which connects to the M61 motorway and ultimately, the national motorway network. The nearest train station is located within walking distance at Moses Gate.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:
1,200 sq ft over ground and Mezzanine areas

Rent and Lease Terms

£8,500 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 under use class E.

Motor trade or vehicle workshops are not permitted on the estate. These include Vehicle repairs, MOTs, Tyres, vehicle modifications, storage and sales of vehicles. Hot Food take away use and deliveries are also prohibited.

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 £6,800

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

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