

To Let  
£700 per calendar month



# Self-Contained Workshop & Stores

1,527 SQ FT (141.86 SQ M)

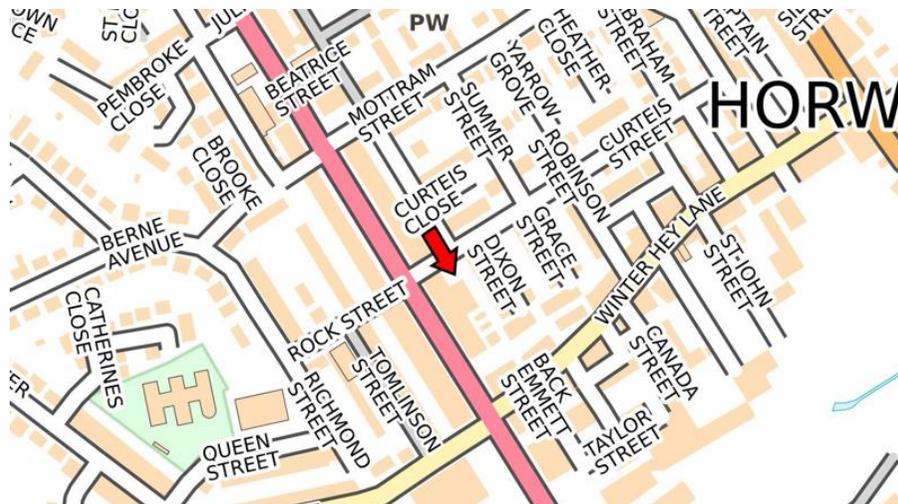
📍 167-169 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5QE

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Light industrial/workshop facility
- Includes single storey unit and lower ground floor workshop
- Self-contained workspace
- Suitable for a range of uses, including small scale manufacturing, light assembly, laboratory, storage and general workshop uses (builders/joinery workshop)
- 3 metre eaves to workshop (approx. 2 metres to ceiling in lower ground floor)
- Located upon the fringes of Horwich Town Centre
- Popular mixed-use location
- New lease
- £700 per calendar month/£8,400 per annum exclusive



## LOCATION

The property is located on Back Chorley New Road East (A673), upon the fringes of Horwich Town Centre, within a popular mixed-use area. The property is within approximately 3.5 km from Middlebrook Retail Park and only 4.5km from Junction 6 of the M61 motorway.

Chorley New Road is a Public Transport route providing direct access to and from Bolton and Chorley. There is ample on street parking in the immediate vicinity, or alternatively, there is free parking at New Brunswick Street (approx. 250m from the property) provided by Bolton Council.

There are a number of local independent businesses in the immediate vicinity, including workshop and office users, together with occupiers such as hair and beauty salons and training centres, restaurants, cafes, bars, estate agents and accountants.

## DESCRIPTION

Comprising a self-contained commercial facility, which may suit a range of uses, including small scale manufacturing, light assembly, joinery or builders workshop and store, laboratory, or storage and distribution type uses.

The property is arranged in two parts, to include a detached, single storey workshop unit of timber framed construction with block-work walls, set beneath a profile clad roof covering. Access is gained from Back Chorley New Road East

The second element of the property is situated at the lower ground floor level of the main building (167-169 Chorley New Road), providing for additional workshop, stores and assembly space.

The detached unit benefits from loading direct from Back Chorley New Road East, assisted by 2 x manually operated concertina shutter doors leading into the individual bays. The unit has an eaves height of approximately 3 metres.

The lower ground floor workshop benefits from its own single WC facility.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Lower Ground Floor	85.93	925
Workshop	55.93	602
<b>Total</b>	<b>141.86</b>	<b>1,527</b>

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

£700 per calendar month/£8,400 per annum exclusive.

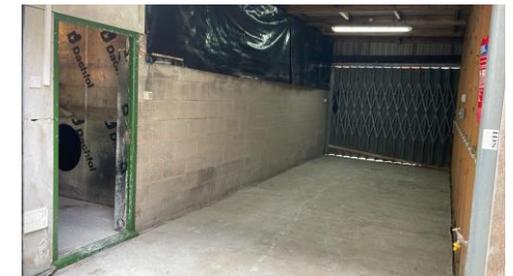
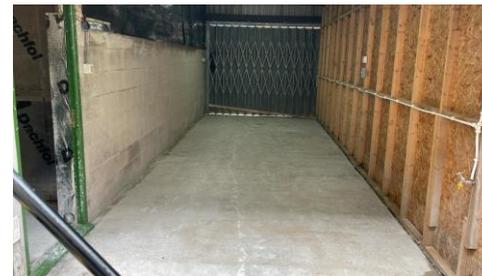
## VAT

VAT is not applicable.

## BUSINESS RATES

We would expect qualifying occupiers to benefit from 100% Rates Relief. Interested parties are advised to make their own enquiries Bolton Council to satisfy themselves on the rates payable for the property.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.



## USE

E-Class.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

The property has two current Energy Efficiency Ratings, as follows:-

**167 Chorley New Road - E(102)**

**169 Chorley New Road - D(92)**

The certificates are valid until 14th April 2026. A full copy of the Reports are available upon request.

101-125

**E**

102 E

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

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