

To Let
May split to suit
requirements



Refurbished First Floor Mill Accommodation

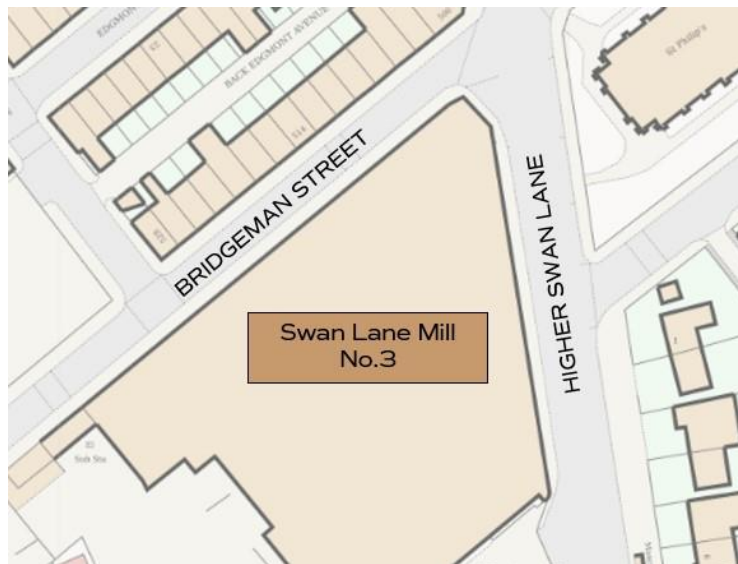
3,981 - 8,672 SQ FT (369.83 - 805.63 SQ M)

📍 UNIT 4/5 SWAN LANE MILL NO.3, HIGHER SWAN LANE, BOLTON, BL3 3BJ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Excellent first floor mill accommodation
- Historic Grade II* Listed mill building
- Refurbished to a good standard by new owners
- Suitable for a range of uses, including storage and distribution, textiles manufacturing and production and leisure uses
- Open-plan accommodation that may split to suit requirements (from approx. 3,981 sq ft to 8,672 sq ft)
- Passenger and goods lift serving each floor
- Communal ground floor loading bay
- Prayer Room facility
- Well appointed new WC facility
- Further improvement works planned, to include second goods lift and ongoing external maintenance and refurbishment
- On-site car parking (first come, first served)
- Ample on-street car parking nearby
- Rents from £2,000 per calendar month exclusive



LOCATION

Swan Lane Mill No.3 is located prominently upon Higher Swan Lane, close to its junction with Bridgeman Street. The property benefits from convenient transport links with the A579 St Helens Road/Derby Street and lies approximately 1.5km south-west of Bolton Town Centre.

DESCRIPTION

Unit 4/5 occupies part of the first floor accommodation set within the historic and well-established Swan Lane Mill No.3.

Swan Lane Mill No.3 comprises a substantial, well-established Grade II* Listed former cotton mill complex, constructed in 1915. The mill is of a brick construction and is arranged over 9 storeys, including basement level.

The available accommodation is situated at first floor level and comprises majority open-plan warehousing space suitable for a variety of uses. The first floor has been refurbished and benefits from passenger and goods lifts to a central service core area.

Unit 4/5 has two separate access point and therefore, may split to suit smaller requirements, from approximately 3,981 sq ft. There are well appointed communal WC's and a prayer room facility.

Ongoing works are scheduled, including the installation of a second, larger dedicated goods lift.

Externally, there is a communal service yard and loading bay. Limited car parking is available on a first come, first served basis, whilst there is ample on-street car parking in the immediate vicinity.

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.

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
Unit 4	369.83	3,981
Unit 5	435.79	4,691
Unit 4/5 (as a whole)	805.63	8,672

LEASE TERMS

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

RENTAL

Unit 4: £2,000 per calendar month exclusive

Unit 5: £2,155 per calendar month exclusive

Unit 4/5: £3,625 per calendar month exclusive

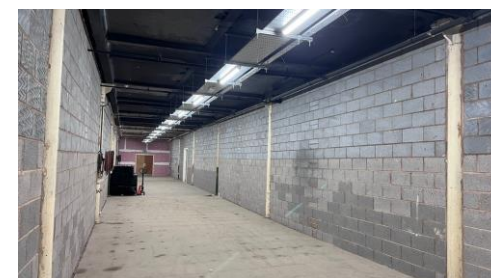
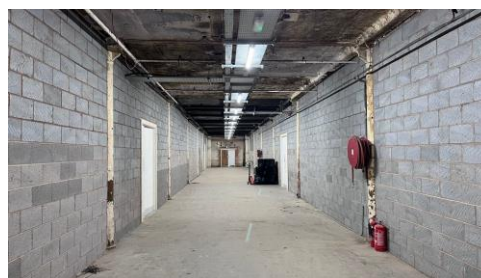
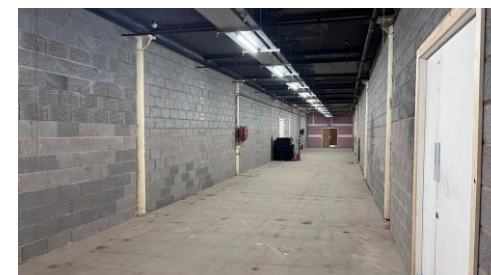
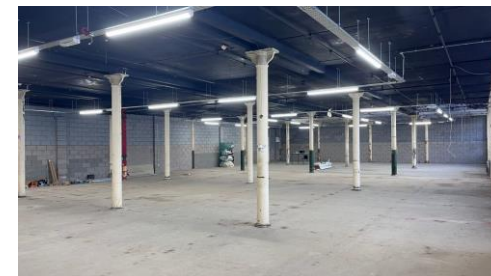
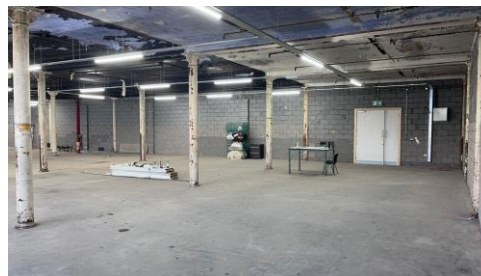
VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority (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 £.



SERVICE CHARGE

A service charge is levied to contribute towards the ongoing maintenance and repair of common areas. Further information is available on request.

LEGAL COSTS

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

EPC

Non-Applicable due to Grade II* Listing status.

VIEWINGS

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

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