

To Let  
£11,000 per annum,  
exclusive



# High Quality Workshop/Trade Counter Unit

846 SQ FT (78.59 SQ M)

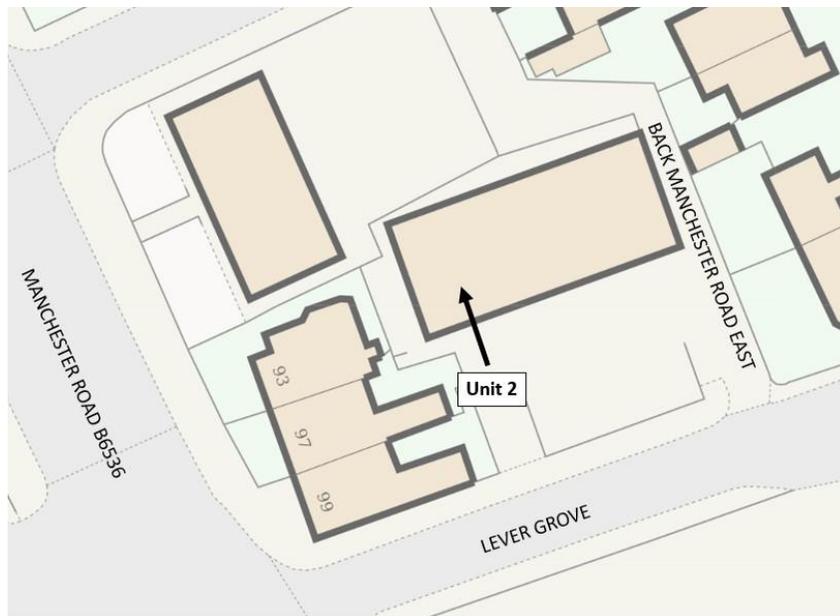
📍 UNIT 2, LEVER GROVE, BOLTON, BL2 1AU

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High Quality Workshop/Trade Counter Unit
- Popular location with immediate access to Manchester Road (B6536)
- 5.2 metre minimum eaves and 6.25 metre to apex
- Suitable for a variety of uses including retail/trade, warehouse, workshop and e-commerce
- 2 x car parking spaces per unit plus loading bay
- Small office/reception and accessible WC facility
- Less than 1km from A666 St. Peter's Way and in turn the National Motorway Network
- Central location close to a number of amenities including supermarkets, cafes, coffee shops
- New Lease - £11,000 per annum exclusive



## LOCATION

Situated on Lever Grove, adjacent to Manchester Road (B6536), which serves as a primary route to and from Bolton Town Centre. Manchester Road is a significant commercial area within the town, attracting a diverse range of businesses, including retail and supermarket chains such as Asda, Lidl, and Aldi, as well as car showrooms (Porsche, BMW and Audi) and Trade Counter occupiers such as Toolstation, Wolesely and Screwfix. Additionally, several drive-thru establishments are located in the vicinity, including Starbucks, Costa Coffee, Chaiiwala, and McDonald's.

## DESCRIPTION

Comprising a small development of 3 x high-quality, single-storey workshop and trade counter units constructed with a steel portal frame, featuring a combination of cavity brick and steel profile cladding on the elevations. These units are set beneath a pitched, insulated steel profile roof.

Unit 2 is self-contained, offering warehouse and workshop space, a small reception or office area, and an accessible WC facility. The total area of the unit is approximately 846 sq ft, with a minimum eaves height of 5.2 metres.

Loading to the unit is gained via electronically operated up and over roller shutter doors. At present, the unit has UPVC pedestrian entrance doors situated behind the loading shutter to give a retail/trade counter appearance, but if necessary, a new Tenant can remove this to suit their use.

Externally, there is a loading forecourt shared between the 3 x units, with each unit having 2 x parking spaces allocated.

## 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 2: Ground Floor - 78.60 sqm (846 sqft) + Mezzanine Store - 27.08 sqm (298 sqft)	78.59	846

## SERVICES

Mains electricity (single phase only), water and mains drainage are connected to each unit. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

## LEASE TERMS

Unit 2 is available on Tenant's Full Repairing & Insuring Lease Terms.

## RENTAL

The Rental is £11,000 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## USE

E-Class - Commercial, Business & Service. The unit may suit a range of uses, including trade counter, workshop and warehouse. Other uses may be considered. No vehicle uses are permitted at the premises.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that Unit 2 has a Rateable Value of £6,700, with effect from 1st April 2023. 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 £.

100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to confirm this directly with the Local Rating Authority (Bolton Council).

## LEGAL COSTS

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

## EPC

Unit 2 has a current Energy Efficiency Rating of D. The certificates are valid until 24th January 2029. A full copy of the report is available upon request.



## VIEWINGS

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

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