

To Let
£7,500 per annum,
exclusive



Workshop/Warehouse Unit

732 SQ FT (68 SQ M)

📍 UNIT 12A WESTHOUGHTON INDUSTRIAL ESTATE, LONG LANE/JAMES STREET,
WESTHOUGHTON, BOLTON, BL5 3QR

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- End of terrace workshop/warehouse unit
- Modern unit constructed circa 2009
- Steel portal frame with minimum 5 metre eaves
- Open-plan accommodation, suitable for a range of uses (please note that vehicle related, doggy day care, gym, or food production uses are not allowed)
- Situated on a popular and well established industrial estate
- Located on the fringes of Westhoughton Town Centre and Wingates Business Park
- Walking distance of Westhoughton Train Station
- Good transport links to the National Motorway Network (Junction 5 of the M61)
- 3-phase power supply
- Ideal for online retail/e-commerce and micro businesses with clean storage requirements
- Parking for 2 vehicles
- 100% Business Rates relief for qualifying occupiers
- New lease - £7,500 per annum/£625 per calendar month exclusive



LOCATION

The property is located on the popular and conveniently located Westhoughton Industrial Estate, which is accessed from James Street/Long Lane, via Church Street (B5236).

Westhoughton Industrial Estate is situated adjacent to the extensive Wingates Business Park, on the fringes of Westhoughton Town Centre and a short walking distance of Westhoughton Train Station.

Junction 5 of the M61 motorway is located less than 2 miles north-east of the property, providing easy access to the National Motorway Network via the A6 Manchester Road.

DESCRIPTION

Unit 12a forms part of a small, modern terraced parade of workshop/warehouse units constructed in circa 2009. The units are of a steel portal framed construction, incorporating 3 metre high cavity brick elevations with insulated aluminum sheet profile cladding above. The unit has an insulated aluminium profile roof covering, incorporating 10% natural roof lights.

Internally, the unit extends to provide for open-plan accommodation, together with amenity block. There is a minimum eaves height of 5 metres. Loading is gained via an electronically operated roller shutter door (3 metre wide x 3.6 metre high). Unit 12a has its own personal entrance door and WC facilities (accessible).

Externally, there is parking for 2 vehicles on site and loading is to the front of the unit.

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
Ground Floor - Workshop	68.0	732

***plus parking for 2 vehicles**

SERVICES

The mains services connected to the property include water supply, 3-phase electricity supply and of course, mains drainage. There is no heating available to the unit.

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.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £6,200, 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 available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

RENTAL

£7,500 per annum/£625 per calendar month exclusive.

VAT

VAT is not applicable.

USE

Suitable for a range of uses, including trade counter, online retail/e-commerce, storage or micro business. **Please note that vehicle related, doggy day care, gym and food production uses are not allowed at the unit.**

LEGAL COSTS

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

EPC

The property is exempt from EPC requirements due to the same being a workshop building that does not use much energy, as per the exemptions stated on the Gov.uk website.

VIEWINGS

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

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