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**FOR SALE  
(MAY LET)**



## INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION

723.9 m<sup>2</sup> ( 7,791 ft<sup>2</sup> )

**Unit 1**  
**Summerfield Road**  
**Bolton**  
**BL3 2NQ**

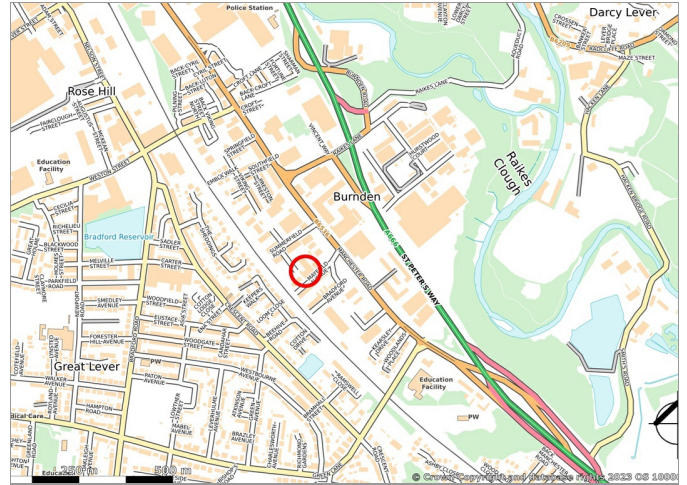
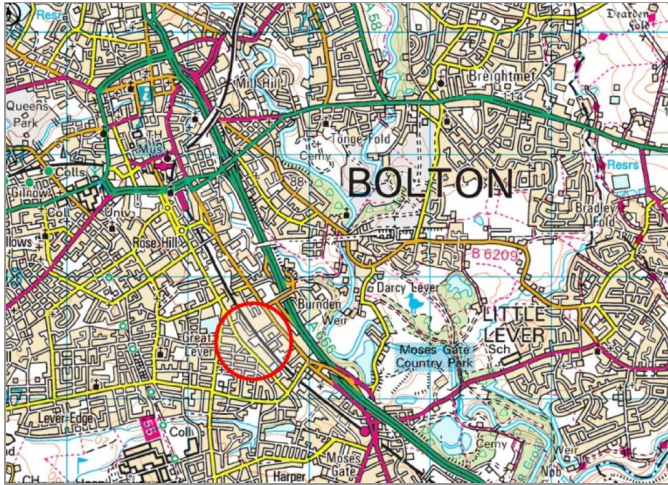
- Freehold Opportunity
- Suitable For A Variety Of Commercial Uses
- Versatile Accommodation
- Additional Self-Contained Offices
- Highly Accessible Location

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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## Location

The property is situated on Summerfield Road, within the Burden area of Bolton, to the south of the town centre. Accessed from Manchester Road (B6536), the location is readily accessible from St Peters Way (A666) which provides easy access to the wider motorway network.

The immediate vicinity comprises established industrial and commercial uses with the wider area accommodating the motor trade industry together with trade counter and retail outlets fronting Manchester Road.

## Description

The property comprises a single storey industrial unit which is presently, in part, used for storage with the remainder providing good quality office accommodation and staff facilities, sub-divided by way of blockwork wall. Additional mezzanine storage is provided above the offices with further accommodation provided within an enclosed mezzanine area. The unit benefits from an electrically operated concertina door to the front.

A newer 2 storey building to the front accommodates further office accommodation together with kitchen and WC facilities. These premises are presently interlinked with the original unit but could be occupied separately as a self-contained unit, if so desired.

The property is set within a secure palisade fenced yard, shared with the adjacent unit, which provides approximately 8 car parking spaces for the subject premises whilst maintaining full delivery access to the unit.

## Services

We believe that the premises are serviced as a whole having mains service connections to gas, 3-phase electricity, water and drainage. The office accommodation benefits from gas fired central heating with the building as a whole benefiting from a hardwired fire detection system.

## Accommodation

The building extends to the following approximate areas:

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse (GIA)	574.8	6,187
Mezzanine (GIA)	90.3	972
2-storey offices (NIA)	58.77	632
<b>Total</b>	<b>723.87</b>	<b>7,791</b>

## Rating Assessment

The property has a Rateable Value of £28,000.

Interested parties should make their own enquiries of the local rating authority, Bolton Council ([www.bolton.gov.uk](http://www.bolton.gov.uk)).

## Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the local planning department at Bolton Council.

## Tenure

Freehold.

## Asking Price/Rental

Offers in the region of £600,000 are invited for the freehold interest.

Alternatively our client may consider a letting of the premises, subject to the terms agreed, at a rental of £45,000 per annum exclusive.

## VAT

All prices quoted are subject to VAT at the standard rate.

## Energy Performance Certificate

Unit 1 New Mill Summerfield Road Bolton BL3 2NG	Energy rating <b>D</b>	Valid until: 24 June 2027 Certificate number: 0260-3926-0343-2718-0054
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Property type	B8 Storage or Distribution
Total floor area	738 square metres

### Rules on letting this property

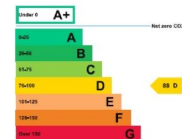
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)