



Confidentially Available – (Staff Unaware)

FOR SALE (with short term income of £198,000 per annum up to January 2025)

or

TO LET on a new lease - £215,000 per annum



35,895 sq. ft. (3,336 sq. m.)



Substantial mezzanine floor of 5,126 sq. ft. approx.



Situated in the established Europa Trading Estate



Well located close to the A666, M61 and M60



Large yard areas

For further information please contact:

Simon Hampson

07891 810255

0161 956 4119

Simon.hampson@avisonyoung.com

James Goode

07891 810260

0161 956 4115

james.goode@avisonyoung.com

0161 228 1001

avisonyoung.co.uk

Location

The unit is located on Stoneclough Road within the established Kearsley Industrial Estate, having good road communications to the A666, M61 and M60.

Bolton Town Centre is approximately 3 miles to the north east with Manchester City Centre approximately 8 miles to the south west.

Description

The unit comprises a modern semi-detached unit of steel portal frame construction having an eaves height of approximately 6.4m with part brick, part profile metal clad elevations beneath an asbestos sheet roof incorporating translucent roof lights

Loading access is via 5 electrically operated roller shutter doors, with 3 on the front elevation and 2 on the rear elevation.

Internally a range of single storey and two storey office/amenity accommodation is provided with a substantial mezzanine floor of 5,126 sq. ft, approx.

A separate private car park provides additional car parking or potential for open storage/HGV parking immediately adjacent.

Terms

FOR SALE FREEHOLD £2.69m.

Vacant possession upon expiry of existing lease at a rental of £198,000 pa which runs to 25 January 2025.

NOTE: The current tenants have informally confirmed they intend to vacate upon expiry of the current lease. Although their existing lease is inside the Landlord and Tenant Act, agreement will be secured prior to exchange as to guarantee vacant possession.

NEW LEASE:

Rent of £215,000 pa. Minimum 5 year lease.

Accommodation

Area	Sq. Ft. approx	Sq. M. approx
Warehouse	29,049	2,699
Works Offices	1,428	133
Ground Floor Offices	2,709	252
First Floor Offices	2,709	252
Total	35,895	3,336

Plus substantial mezzanine floor of 5,126 sq. ft. approx.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

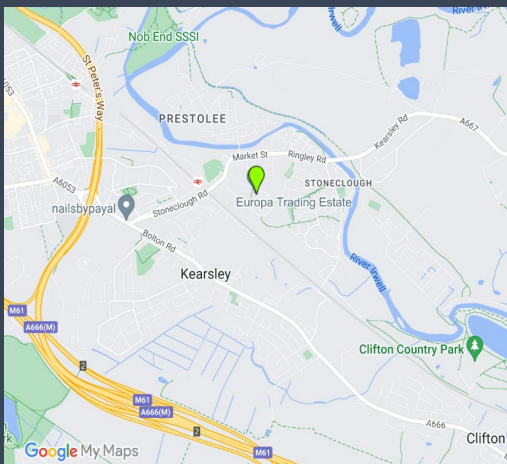
EPC

The EPC has been prepared and is available on request.

Viewing:

Strictly by appointment through agents Avison Young.

Please note staff are currently unaware and no approach must be made to the existing tenants for any reason whatsoever.



Plan for illustration purposes only

Visit us online avisonyoung.co.uk

11 York Street, Manchester, M2 2AW

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.