



Miller Metcalfe
COMMERCIAL

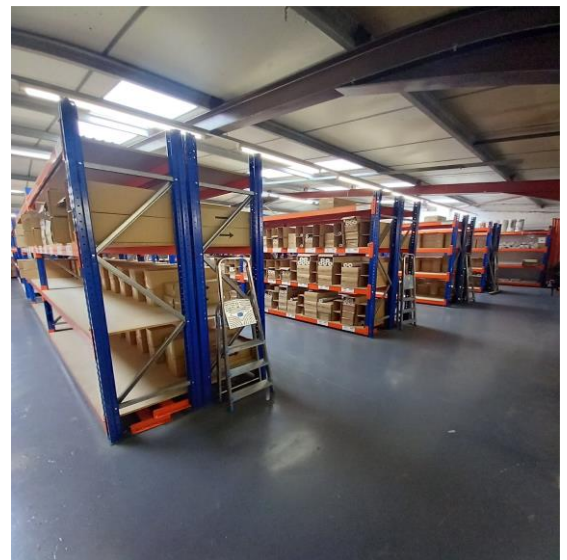


To Let – Industrial premises

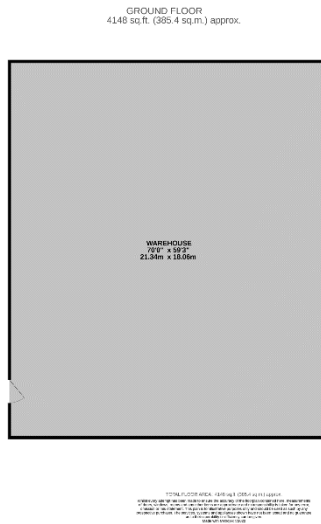
Stopes Road, Little Lever, BL3 1NP

4148 ft² (385.4m²)

- Open plan storage / warehouse space
- 3 Phase Electric Supply
- Good eaves height
- Secured gated yard
- Suitable for a variety of uses
- Excellent Transport Links

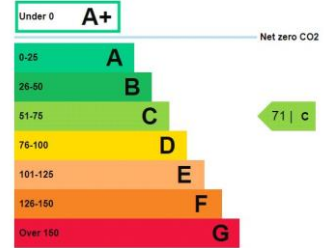


Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG
01204 535353 Option 3 | www.millermetcalfe.co.uk/commercial/



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Description

The subject property is a single storey workshop of brick construction underneath a pitched clad roof. The available space provides a large open plan warehouse space with concrete floor and strip lighting throughout. There will be an option to add a roller shutter to the entrance of the property should the tenant require this.

There is a small gated yard to the entrance of the property which is fully secured with a metal fence surrounding the premises which would be utilised as a loading bay or additional parking.

Location

The subject premises are situated along Stopes Road which lies at the border of Little Lever and Radcliffe. The immediate area surrounding the site is made up of a mixture of residential and commercial premises. The property lies equidistant from both Bolton and Bury town centres, and 3 miles from junction 2 of the M61 motorway which connects to regional and national motorway networks.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) (385.4m²).

Rent & Lease Terms

£32,000 per annum on a full repairing and insuring lease for a term to be agreed.

Business Rates

Rates payable £8368.00

VAT

VAT is applicable at the prevailing rate

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial;

Ms Ruth Bates

01204 535353 Option 3
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Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.