FOR SALE

MANUFACTURING / WAREHOUSE PREMISES

- INCOME PRODUCING
- CONVENIENT LOCATION

459.93 SQ.M. (4,951 SQ.FT.)

JULIA STREET
HORWICH
BOLTON
BL6 7JG
LOCATION
Situated at the edge of Horwich town centre close to the junction of Julia Street and Lee Lane (B6226). Julie Street also links with Chorley New Road (A673).

Horwich is approximately 6 miles to the North West of Bolton and within three miles of Junction 6 of the M61 at Middlebrook.

DESCRIPTION
Detached manufacturing/office property being part two storey and part single storey.

The two storey section provides offices, staff facilities and rear workshop within the ground floor with a series of private offices at first floor level. Intercommunicated with this area is a single storey section of brick construction beneath a flat felt roof providing useful manufacturing/warehouse accommodation.

Access to the offices is from Julia Street with access to the single storey workshop via a roller shutter door off Wright Street.

ACCOMMODATION
Ground Floor
Main Workshop Area 195.58 sq.m. 2,105 sq.ft.
Ground Floor Office/Stores, Kitchen & Staff Facilities. 61.82 sq.m. 665 sq.ft.
Workshop within two Storey section 137.18 sq.m. 1,477 sq.ft.
First Floor
Various private offices & w.c. facilities. 65.35 sq.m. 703 sq.ft.

All areas quoted are gross internal

RATING
The property has a current rateable value of £11,000 we are verbally informed by the Local Authority.

SERVICES
All mains services are available including three phase electricity. However it is the prospective purchaser’s responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING
It is the prospective purchaser’s responsibility to verify that their intended use is acceptable to the local Planning Authority.

TENURE
Long leasehold subject to a nominal ground rent we are informed.

INCOME
Various offices and stores within the property are let on informal tenancies which can be continued by any purchaser or brought to expiring in order to provide vacant possession.

There are currently four tenants in the property occupying the first floor offices and some of the ground floor store areas producing a total weekly income currently of £230. The rental is on an all inclusive basis including services and business rates.

PRICE
£235,000.

VAT
We are informed that VAT is not applicable to the purchase price.

ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been commissioned and a copy is available for inspection upon request.

LEGAL COSTS
Each party to be responsible for their own costs incurred.

VIEWING
STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON & COMPANY, 120 BARK STREET, BOLTON, BL1 2AX.

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