

**Workshop and Offices
To Let (may sell)**



**9-11 Prescott St,
off St Helens Rd,
Bolton – BL3 3LZ**

**Floor area Offices Approx
Offices 1900 sq feet (176.5 sq mts)
Workshop (inc mezzanine) 2700 sq ft (250.8 sq mts)**

Superbly presented 2 storey open plan offices with large modern industrial unit to the rear.

Offered for sale due to clients relocation the property would lend it self to many uses.

The property is located off St Helens Road approximately one mile from Bolton town centre and has motorway connections close by. Offered by way of a new lease or possibly may sell.

The property benefits from 4KW solar panels for electricity – full CCTV and burglar alarm systems – combi boiler heating to the offices – 3 phase power to the workshop.

Viewing is recommended but strictly by appointment.



Entrance/Reception area: Leading to the ground and first floor offices

Ground floor (offices)

Office 1: 19'3 x 15'0

Office 2: 21'10 x 14'11

Kitchen and toilet facilities

First Floor (Offices)

Office 3: 23'11 x 15'0

Office 4: 26'2 x 14'11

Kitchen and toilet facilities

Workshop area

Main workshop: 30'9 x 77'3 (approx 2375 sq ft)

Mezzanine floor: 30'9 x 14'2 (approx 433 sq ft)

Several block wall rooms have been built within the main workshop for secure storage – these could easily be removed if need.

Yard area: Fenced and gated yard area to the side of the property.

Parking: Street parking is available within the vicinity of the offices.

Lease Terms: Offered by way of a new term of lease based on a rental of £23,000 PA plus VAT – the property may be available for sale.

Purchase Price: Offeres invited in the region of £330,000 plus VAT

Business Rates: The property currently has 2 separate assessments for business rates. The Ground floor workshop and offices have a rateable value of **£16,500**. The first floor offices have a rateable vale of **£6,400** as from April 2017.

VIEWING ARRANGEMENTS : Strictly by appointment with letting agents:

**FAO Mr Alistair Brown
Brookes Commercial Property Ltd
104 St Georges Rd
Bolton
BL1 2BZ**

**01204 525623
Mobile – 07860 231351**

Email : brookesproperty@lineone.net





PROPERTY MISDESCRIPTIONS ACT 1991

Brookes Commercial Property Ltd have not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. Brookes Commercial Property Ltd will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. We will not be responsible for any loss other than when specific written confirmation has been requested