

Workshop Premises To Let
Suitable for Steel Fabrication and Welding



“The Workshop”
rear of Conservation Business Centre
116 Darwen Road
Bromley Cross
Bolton BL7 9BQ

Legal Pack Service:

We are pleased to offer a simple, quick affordable solution, if both parties are agreeable. We can undertake a Law Society Lease Agreement without the delay of dealing with a solicitor. This service is available at a charge of £240 payable by the tenant.

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