



Warehouse / Workshop Unit

FOR SALE/MAY LET - 584.80 SQM (6,295 SQFT)

📍 UNIT 1 MIKAR BUSINESS PARK, NORTHOLT DRIVE, BOLTON BL3 6NJ

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Warehouse/Workshop Premises
- Part-Income producing (predominantly Vacant)
- Suitable for a range of industrial, light industrial and manufacturing uses
- Ideal owner occupier opportunity
- Steel frame construction
- Located on established mixed use Business Park
- Situated 1.25 miles from Bolton Town Centre
- Held Long-Leasehold (82 years unexpired)
- £365,000 or £37,500 per annum (for Vacant part)

LOCATION

The subject property is located on the popular and well established Mikar Business Park. Mikar Business Park itself is located upon Northolt Drive, which in turn is accessible from Grecian Crescent and Lever Street. Bolton Town Centre is located approximately 1.25 km (0.75m) North of the property, whilst the A666, linking to the National Motorway Network is within a short distance drive. Nearby occupiers include Goodwin Barrett, Atlantic Travel, Diamond Bus North West, JOST GB and Merlin Engineering.

DESCRIPTION

The subject property comprises an end of terraced, modern and regular shaped industrial unit of steel portal frame construction with insulated cement asbestos sheet-roof covering above. The roof incorporates 10% translucent roof lights, which aid natural visibility within the unit.

Internally, the premises are of a regular shape, consisting of predominantly open plan and flexible warehouse/workshop accommodation, incorporating a small amenity block including 3x WCs and a small stud-partitioned kitchenette. In addition, there is a stud-partitioned office/reception, which could be easily removed or extended to suit occupier requirements.

Part of the unit, approximately 1,000 sqft, has been sub-divided and is sub-let to a local security firm, providing for their offices and generating an income of £9,000 per annum.

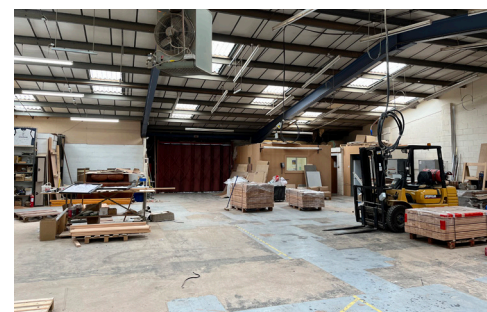
The unit has a solid concrete floor surface, 3-phase electricity supply and large concertina shutter loading door. The unit has a gas supply and heating to the warehouse is provided via a suspended gas warm air blower.

Externally, the property benefits from car parking for approximately 6/7 vehicles. There is a communal, concrete surfaced service yard which is gated and bound by steel palisade fencing.



ACCOMMODATION

| Description/Floor | SQ M | SQ FT |
|------------------------------------------|---------------|--------------|
| Ground Floor - Vacant Warehouse/Workshop | 491.90 | 5,295 |
| Ground Floor - Let to Secure FM Limited | 92.90 | 1,000 |
| TOTAL | 584.80 | 6,295 |



LEASE TERMS & RENTAL

The vacant part of the property, extending to 5,295 sqft, is available by way of a new Lease on Tenant's full repairing & Insuring terms. The rental is £37,500 per annum exclusive on a minimum 3 to 5 year lease term.

The landlord will insure the building and recharge the cost of the premium relating to the ground floor premises, back to the incoming tenant.

SERVICES

From our enquiries, we understand that mains electricity, gas supply, water and mains drainage are connected to the property. We further understand that the Secure FM Limited office is sub-metered for Gas Supply but not for Electric.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances and therefore we are unable to comment upon their adequacy or condition.

TENURE/TITLE

We understand the property is held by way a Long Leasehold Title (Title No. MAN357623) for a term of 125 years, dated 1st February 1981, with an unexpired Term of approximately 82 years. We understand that the Passing Rent is approximately £4,000 per annum, however, is currently under Review and likely to increase, subject to negotiations.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has multiple Listings for Business Rates Purposes (effective 1st April 2023), as follows:

- Part Unit 1 - Mikar Business Park: £18,000 (Workshop & Premises)
- Part Unit 1 - Mikar Business Park: £5,700 (Store & Premises)
- Part Unit 1 - Mikar Business Park: £7,000 (Offices & Premises)

The 2023-24 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. Qualifying businesses will benefit from 100% Rates Relief. Interested parties are advised to contact the Local Rating Authority to confirm.

FOR SALE

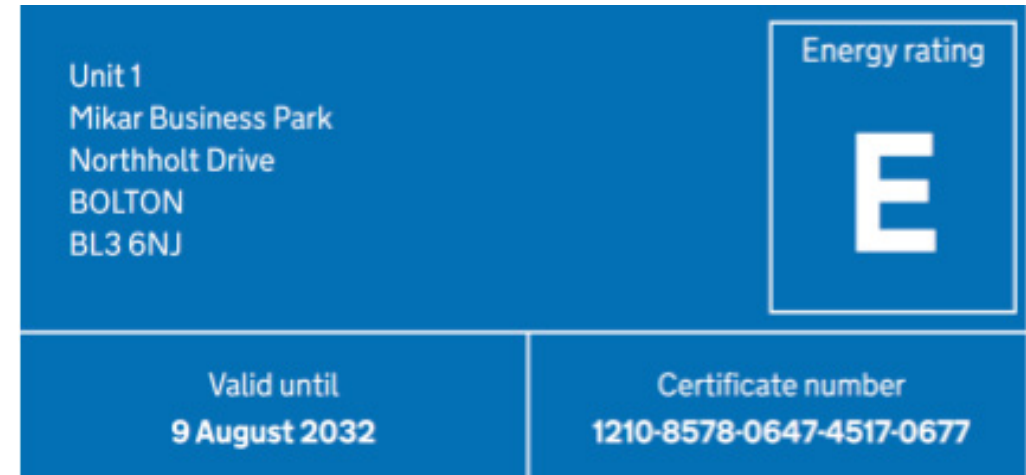
OIRO £365,000 exclusive. (VAT is not applicable).

TENANCY

Part of the property is sublet to Secure FM Limited (<https://securefm.ltd/>) for a term of years, expiring on 31st May 2024. The passing rental is £9,500 per annum exclusive (£761.67 per month). The Tenant is allocated 3x car parking space. The Lease is included within sections 24-28 of the Landlord & Tenant Act 1954. A deposit of £800 is held by the Landlord. The Tenant is responsible for the payment of business rates, electricity and gas attributable to the sub-let premises.

AML

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.



*A full copy of the Energy Performance Certificate is available on request.

VIEWINGS

By appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 daniel.westwell@turnerwestwell.co.uk

Adam Westwell | Joint Managing Director BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 adam.westwell@turnerwestwell.co.uk