

To Let
£27,500 p.a. exclusive



Single Storey Business Unit

2,531 SQ FT (235.13 SQ M) - MAY SUIT A RANGE OF USES (SUBJECT TO PLANNING)

📍 UNIT 1, DUNSCAR BUSINESS PARK, BLACKBURN ROAD, EGERTON, BOLTON, BL7 9PQ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Mixed-use business park with prominent frontage onto Blackburn Road (A666) in the highly regarded semi-rural suburb of Dunscar, Bolton
- Excellent road connectivity, with easy access to Bolton, Darwen, Blackburn, and the M61/M65 motorway network
- Nearby Bromley Cross railway station, offering regular services to Bolton, Blackburn, and Manchester
- Approximately 4 miles from Bolton Town Centre
- Self-contained end-terraced business unit
- Character building with loft-style roof and stone elevations
- Previously utilised as a gymnasium
- Planning consent for change of use to cafe/bar (Planning Ref: [19750/25](#))
- May suit a range of occupiers including warehousing, storage and distribution, retail/trade counter, light industrial, cafe, bar and leisure use
- £27,500 per annum exclusive

LOCATION

Dunscar Business Park is located on Blackburn Road (A666) in the semi-rural suburb of Dunscar, around 4 miles north of Bolton Town Centre. It offers excellent transport links, with easy access to Bolton, Darwen, Blackburn, and the wider motorway network via the M61 and M65.

The surrounding areas-Bromley Cross, Egerton, Turton, and Eagley-provide a strong local workforce and customer base, along with nearby amenities such as shops, cafés, leisure facilities, and Bromley Cross railway station with links to Bolton, Blackburn, and Manchester.

Overall, the park combines good accessibility with an attractive working environment, making it a popular choice for light industrial, storage and trade occupiers.

DESCRIPTION

The property comprises a well-proportioned, stone constructed, self-contained end-terraced business unit, constructed beneath a pitched metal sheet roof with character features, incorporating approximately 10% roof lights, benefitting from good natural light.

The accommodation is regular in shape and provides for adaptable and flexible open-plan workshop/warehousing space. There is a minimum eaves height of 3.58 metres.

The unit may suit a variety of uses, including warehouse, storage, distribution, retail, trade counter, gymnasium, leisure, subject to planning.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 1 - Ground Floor Only	235.13	2,531



SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. WC and kitchen facilities need to be installed. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £27,500 per annum exclusive.

SERVICE CHARGE

A service charge will be payable to cover the cost of management, common site maintenance and landscaping. Further information is available on request.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £19,000, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable for the property.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

PLANNING/USE

E(d) - previously utilised as a gym. The property has planning consent for a change of use from a gym to cafe/bar, including external seating (Planning Ref: [19750/25](#)). Other uses may be considered - it is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

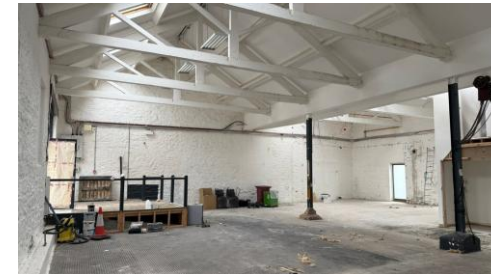
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