



To Let
£1,250 p.a. exclusive

Workshop/Warehouse Unit

1,480 SQ FT (137.49 SQ M)

UNIT 12D, WESTHOUGHTON INDUSTRIAL ESTATE, LONG LANE/JAMES STREET,
WESTHOUGHTON, BOLTON, BL5 3QR

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- End-terraced workshop/warehouse unit
- Steel portal frame with minimum 5 metre eaves
- Open-plan accommodation
- Situated on a popular and well established industrial estate
- Located on the fringes of Westhoughton Town Centre and Wingates Business Park
- Walking distance of Westhoughton Train Station
- 3-phase power supply
- Ideal for online retail/e-commerce and micro businesses with clean storage requirements
- Parking for 2 vehicles plus small outside space adjacent
- £15,000 per annum/£1,250 per calendar month exclusive
- **Vehicle related, doggy day care or food production uses are not permitted at the property**



LOCATION

The property is located on the popular and conveniently located Westhoughton Industrial Estate, which is accessed from James Street/Long Lane, via Church Street (B5236).

Westhoughton Industrial Estate is situated adjacent to the extensive Wingates Business Park, on the fringes of Westhoughton Town Centre and a short walking distance of Westhoughton Train Station.

Junction 5 of the M61 motorway is located less than 2 miles north-east of the property, providing easy access to the National Motorway Network via the A6 Manchester Road.

DESCRIPTION

Unit 12D forms part of a small, modern terraced parade of workshop/warehouse units constructed in circa 2009. The units are of a steel portal framed construction, incorporating 3 metre high cavity brick elevations with insulated aluminum sheet profile cladding above. The unit has an insulated aluminium profile roof covering, incorporating 10% natural roof lights.

Internally, the unit extends to provide for open-plan accommodation, together with amenity block. There is a minimum eaves height of 5 metres. Loading is gained via an electronically operated roller shutter door (4 metre wide x 3.6 metre high). Unit 12D has its own personal entrance door and WC facilities (accessible).

Externally, the property benefits from dedicated on-site parking for 2 vehicles, with loading access to the front of the unit. There is also a small adjoining external area, suitable for parking additional car(s).

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
Ground Floor - Workshop	137.49	1,480*

*plus parking for 2/3 vehicles

SERVICES

The mains services connected to the property include water supply, 3-phase electricity supply and of course, mains drainage. There is no heating available to the unit.

Please note that Turner Westwell Commercial Agents 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.

£15,000 per annum/£1,250 per calendar month exclusive.

A deposit equivalent to 3 months rent will be required on completion.

Buildings insurance is estimated to cost approx. £250-£300 per annum and is reviewed annually.

VAT

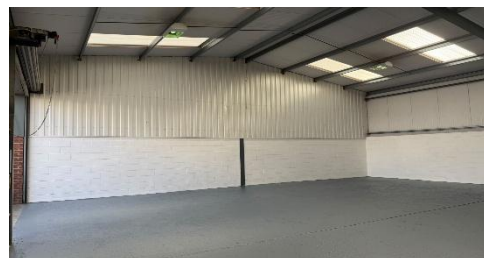
VAT is not applicable.

USE/PLANNING

Suitable for a range of uses, including trade counter, online retail/e-commerce, storage or micro business.

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).

Please note that vehicle related, doggy day care and food production uses are prohibited at the property.



EPC

The property is exempt from EPC requirements due to the same being a workshop building that does not use much energy, as per the exemptions stated on the Gov.uk website.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,250, with effect from 1st April 2026. Interested parties are advised to confirm the rates payable directly with the Local Rating Authority (Bolton Council).

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.

LEGAL COSTS

Each party are to be 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.

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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.