

To Let

£17,500 p.a. exclusive

Detached Workshop Premises - Refurbished to a High Standard

1,750 SQ FT (162.57 SQ M)

HARRISON STREET/BACK WINTER HEY LANE, HORWICH, BOLTON, BL6 7AH

TW

Turner Westwell

Commercial Agents

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St. George's House, St. George's St., Chorley, PR7 2AA
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KEY FEATURES

- Detached, self-contained workshop premises
- May suit other uses, such as light industrial/workshop, studio/offices
- Located in the heart of Horwich Town Centre
- Refurbished to a high standard
- Re-roofed, re-wired and new windows and doors installed
- Property to be ready for Tenant to fit-out to suit their business/use
- Close to many amenities
- Free car parking nearby
- Pedestrian passageway providing direct access to/from Winter Hey Lane
- 100% Business Rates Relief (for qualifying occupiers)
- Rental - £17,500 per annum exclusive



LOCATION

The property is located on Harrison Street in Horwich Town Centre, towards the northern end of Winter Hey Lane, close to its junction with Wright Street and adjacent to Old Station Park.

Pedestrian access is available directly from Winter Hey Lane via an attractive paved passageway. The property is also within a short walking distance of unrestricted free car parking on New Brunswick Street and Wright Street.

Nearby occupiers include cafés, restaurants, bars, light industrial businesses and retail users.

DESCRIPTION

The property comprises a self-contained two-storey workshop premises, formerly utilised as a joinery workshop, arranged over ground and first floors. The property has undergone a comprehensive refurbishment programme by the owner, including a new roof covering, new windows, full electrical re-wire and re-plastering throughout. LED lighting has also been installed.

The accommodation provides two WCs on each floor (4 x WCs in total), including an accessible WC on the ground floor.

Loading access is provided to the front via an electronically operated up-and-over shutter door.

The premises may suit a range of commercial uses, including workshop/studio, office/showroom or trade counter, subject to the necessary planning consents.

SERVICES

The mains services connected to the property include water supply, single-phase electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

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	81.29	875
First Floor - Workshop & Stores	81.29	875
Total	**162.57**	**1,750**

Please see floor plans below.

LEASE TERMS & RENTAL

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

Rental - £17,500 per annum exclusive.

VAT

VAT is applicable 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 £7,000, with effect from 1st April 2026. **100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to clarify this 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.

USE

E-Class - Commercial, Business and Services. The property may suit a range of uses, subject to planning permission. **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 to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of E. The certificate is valid until 15th March 2032. A full copy of the Report is available upon request.



***please note that since the initial EPC was undertaken, the property has since benefitted from a new roof and upvc windows and doors.**

ANTI-MONEY LAUNDERING (AML)

E-Class - Commercial, Business and Services. The property may suit a range of uses, subject to planning permission. 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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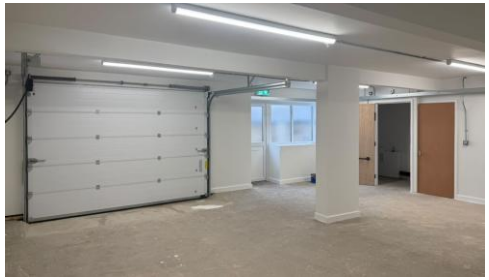
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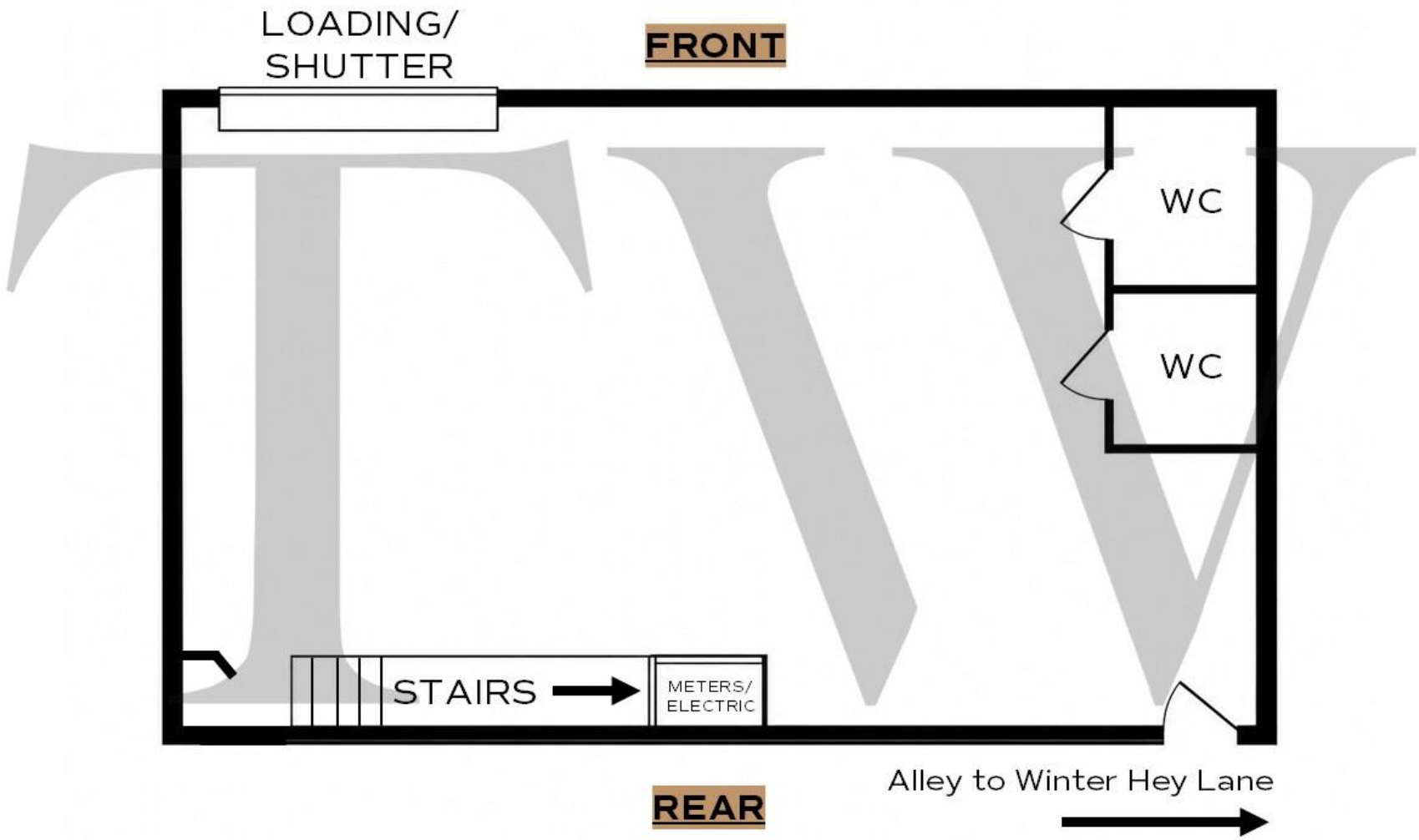


Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

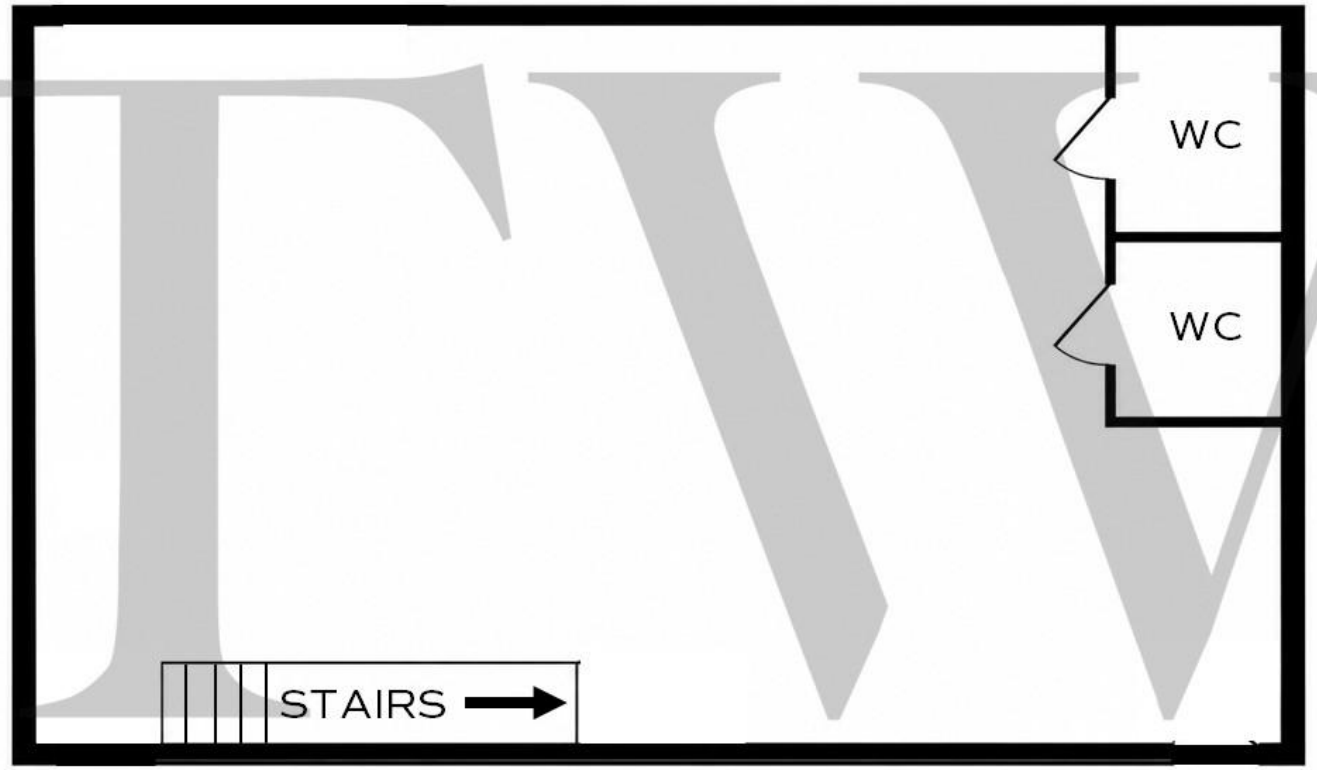
TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

GROUND FLOOR



FIRST FLOOR

FRONT



REAR