

**For Sale**  
Offers in the Region of  
£425,000



## Workshop/Industrial Unit with Parking for 9 Vehicles

3,382 SQ FT (314.19 SQ M)

 TANNERY HOUSE, NELSON STREET, BOLTON, BL3 2JW

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Well located off Nelson Street, within an established mixed-use area on the edge of Bolton Town Centre
- Excellent road connectivity to Manchester Road (B6536), the A666, and the wider national motorway network
- Attractive commercial setting adjacent to Lincoln House and fronting Bolton Central Business Park
- Workshop/industrial/production unit extending to approximately 314.18 sq m (3,382 sq ft) GIA
- Flexible single-storey layout providing a mix of manufacturing/production space, 3 offices and large storage space
- Suitable for a range of uses including manufacturing, production, trade-counter and storage and distribution
- Solid concrete flooring throughout, suitable for light industrial and production uses
- 3-phase power supply
- Power-Matic Gas Blower heater in the production area with ducting to the storage area
- Concertina-style loading door providing easy access from the shared estate road
- Potential for reinstatement of an additional loading bay (currently bricked-up)
- Dedicated on-site parking for 6 vehicles in the car park, plus space for a further 3 vehicles to front of the unit
- Held long leasehold basis for a term of 999 years, with approximately 832 years remaining
- Offers in the Region of £425,000 exclusive



## LOCATION

Tannery House occupies a central and sought-after commercial position, offering excellent access to a wide range of local amenities. The property is located off Nelson Street, adjacent to Lincoln House and fronting Bolton Central Business Park.

Set within a well-established mixed-use area on the edge of Bolton Town Centre, the property occupies a discreet yet highly accessible position, benefiting from superb transport connectivity via Manchester Road (B6536), the A666, and the wider national motorway network.

Nearby occupiers include Padel Bolton, Edbro, Ventorex, the Army Reserve Centre, and Cicely Commercials, contributing to the area's strong commercial profile.

## DESCRIPTION

Tannery House comprises a traditionally constructed, semi-detached industrial building of brick and steel-frame construction beneath a flat beam and block constructed roof, extending to approximately 314.18 sq m (3,382 sq ft) GIA.

The accommodation is arranged over a single ground floor level, providing flexible and well-presented manufacturing and production space, supported by 3 offices, large storage space and additional welfare facilities. The property benefits from a solid concrete floor, 3-phase power supply and connections to all main services, with a clear internal height of approximately 3.5 metres.

Loading access is provided via a concertina-style loading door to the front elevation, approached from a shared estate road. A former loading bay-currently bricked up-could be reinstated if required by an incoming occupier. Externally, the property also benefits from 6 dedicated car parking spaces, plus space for a further 3 vehicles to front of the unit.

Given its specification and layout, the property is well-suited to a variety of commercial uses, including manufacturing, production, trade counter, or other uses (subject to planning permission).

Furthermore, the property has potential to be extended upwards via the development of a further floor, subject to obtaining the relevant consents.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Tannery House	314.19	3,382

**Plus parking for 9 vehicles**

## SERVICES

The mains services connected to the property include water supply, gas supply, 3-phase electricity supply and of course, mains drainage. There is also a monitored Alarm System, maintained by ADT Security, together with a CCTV System and outside security lighting. These services would be included in the sale price. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## SALE PRICE

Offers in the Region of £425,000.

## VAT

VAT is not applicable.

## TITLE/TENURE

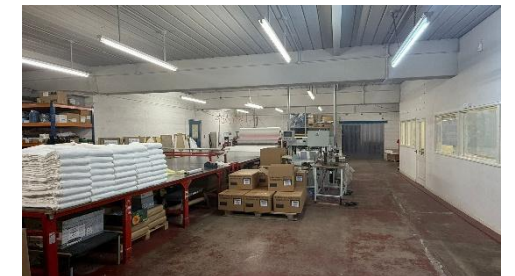
Our enquiries of the Land Registry indicate that the building is held on a long leasehold basis for a term of 999 years, with approximately 832 years remaining. Title Number LA360050.

## LEGAL COSTS

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

## EPC

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



## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,800, with effect from 1st April 2023. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## 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. **When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) per check and must be paid by the proposed buyer or tenant.**

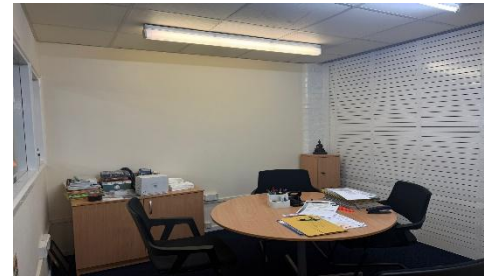
## VIEWINGS

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

**Daniel Westwell** | Director

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