

For Sale
OIRO £405,000



Single Storey Freehold Industrial Unit With Offices

3,921 SQ FT (364.26 SQ M)

📍 UNIT 2 UNION COURT, UNION ROAD, BOLTON, BL2 2HQ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Single storey industrial unit
- Located 1.4 miles from Bolton Town Centre
- Excellent transport links and connectivity to the A666 St Peters Way and in turn the M61 motorway
- 10% translucent roof panels
- Eaves height 3 metres - Pitch 3.8 metres
- External parking for 8-9 vehicles
- Held Freehold under Title Number LA357209
- Sold with Vacant Possession
- Offers in the Region of £405,000 exclusive



LOCATION

Unit 2, Union Court is situated in a convenient and accessible location on Union Road, Bolton, approximately 1.4 miles from Bolton Town Centre. The property is positioned within a well-established commercial area, offering excellent connectivity to local amenities and major transport routes and benefits from easy access to the A666 St Peters Way and in turn, the M61, providing quick links to Manchester, Bury and surrounding areas.

Nearby occupiers include Liberty Specialist Steels, Ascot Doors and Martindales Trade Frames.

DESCRIPTION

Union Court is a secure, gated complex. The property comprises a mid-terraced industrial unit of steel portal frame construction set beneath a pitched clad roof covering, complemented by 10% translucent roof panels and clad elevations incorporating an electronically operated roller shutter door. The unit is also served by a pedestrian doorway, providing access into the warehouse office accommodation located towards the front of the unit. The unit has an eaves height of 3 metres (pitch 3.8 metres).

Internally, the unit is open plan in nature with a concrete slab floor covering and breeze blockwork walls. There is a substantial partition wall separating the loading and manufacturing area at present, however, this could be removed. The property benefits from blockwork offices and stores upon entry with plaster painted wall and ceilings.

The property has an approximate total site area, as scaled from the Nimbus Online Mapping System, of 0.743 acres (0.301 hectares).

Externally, there is car parking for 8-9 vehicles.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage. Please note that Turner Westwell Commercial 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
Unit 2, Union Court	364.26	3,921

SALE PRICE

Offers in the Region of £405,000 exclusive.

VAT

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

TITLE/TENURE

The property is held Freehold under Title Number LA357209. **We understand there is a restriction prohibiting automotive uses on the site.**

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a current Rateable Value of £22,500 (due to rise to £27,250 on 1st April 2026).

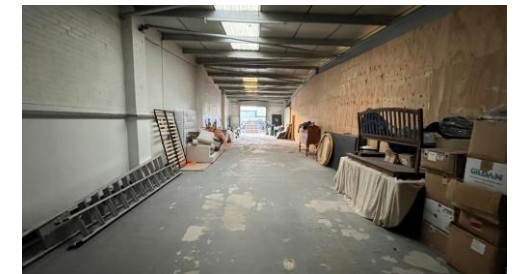
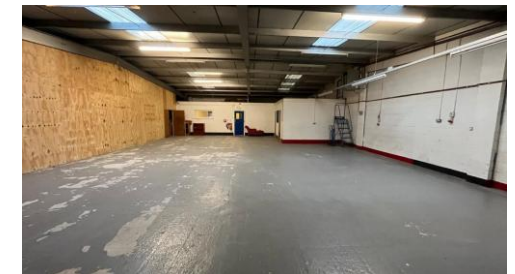
The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

PLANNING/USE

It is the responsibility of the Tenant to verify their intended use of the property is 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.



EPC

The property has an current Energy Efficiency Rating of E(125). The certificate is valid until 20th November 2032. A full copy of the Report is available upon request.

101-125

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125 E

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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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.



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.