

TO LET



Unit 1, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



£2,667
Rent - Monthly



4,408 sq ft
Area



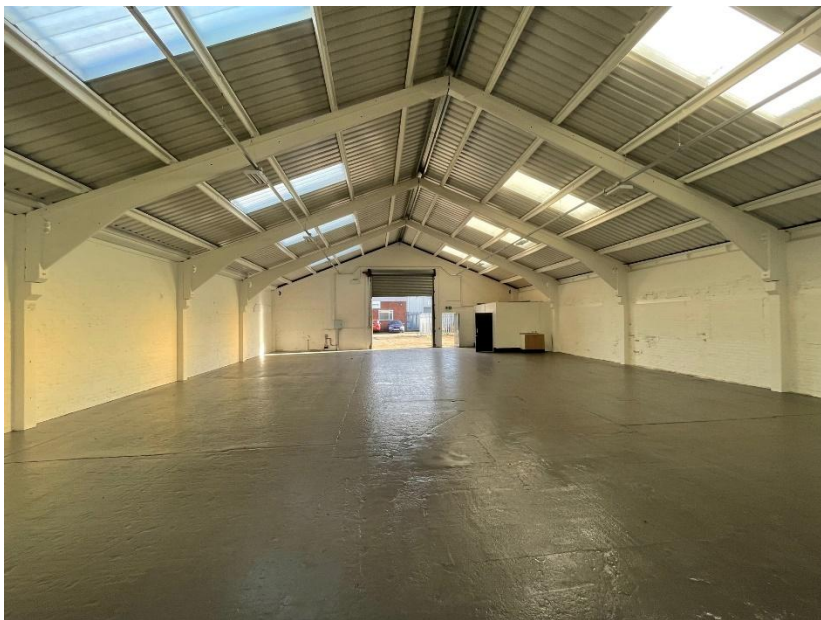
£9,500
Rateable Value



C60
EPC

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- Refurbished unit
- Secure front yard
- Warehouse/workshop unit with WC's
- Close proximity to Junction 7 of M62 and Mersey Gateway Bridge
- Immediately available

Description

The property comprises a terraced unit of steel portal frame and brick construction to the eaves. The unit has an electric roller shutter door as well as personnel door providing access. The unit incorporates male/female WC facilities, 3-phase power, and LED lighting. The unit includes a self-contained yard area at the front of the property, secured by palisade fencing.

Area

Gross Internal Area (GIA): 4,408 sq ft (409.50 sq m)

Rent

£2,667 per month equating to an annual rental of £32,000 exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £9,500

Rateable Value April 2026 Valuation: £23,000

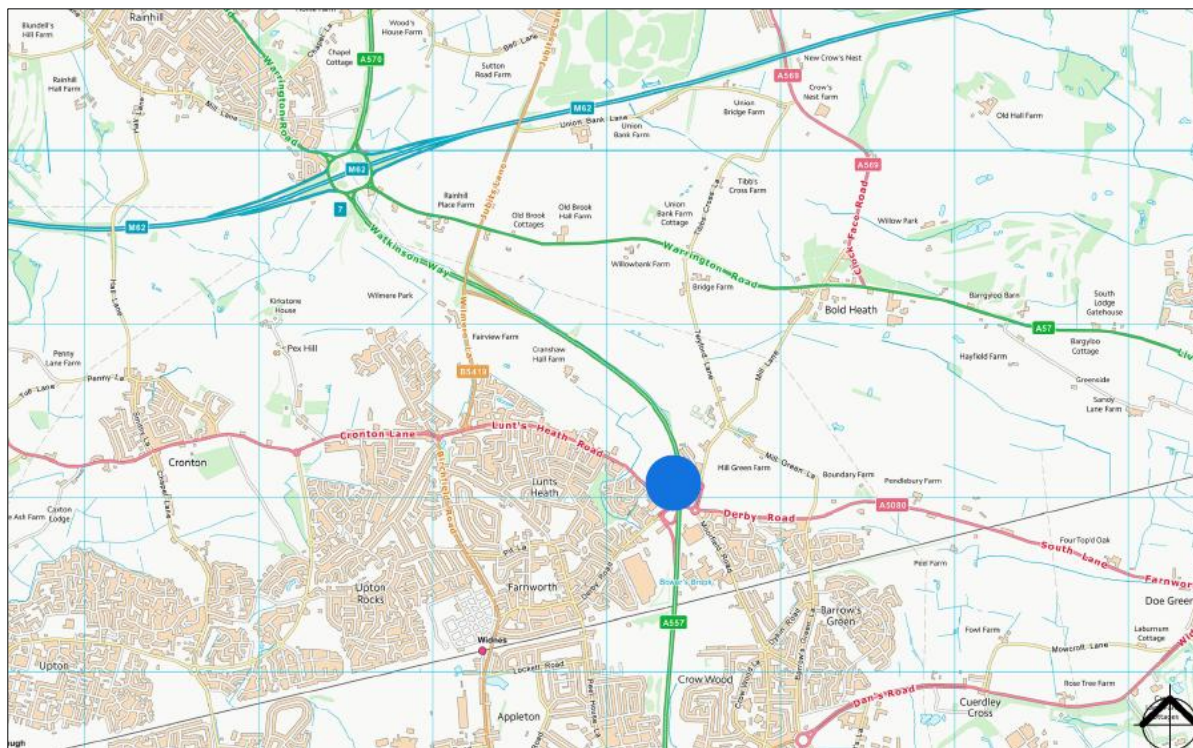
Services

All main services are connected with the exception of gas.



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Service Charge & Insurance

TBC

EPC

C-60

VAT

We understand that the premises are registered for VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

For further information please contact:



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Partners list is available upon request.

Code for Leasing Business Premises+/-

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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