



## For Sale via Informal Tender Industrial Land

**Land At Hacken Lane, Bolton, BL3 1SD**

**0.71 Acres (0.29 Hectares)**

- Suitable for short term temporary storage that does not restrict UU access
- Rent is highly reversionary
- Development potential on part of the site
- Popular industrial location
- May be suitable for alternative uses provided access for UU is not restricted.

## Description

The subject property is industrial land for short term open storage on a site of 0.7 acres. There is a detached premises on the site in a poor condition. The remainder of the site can be used for short term open storage.

The land is subject to a United Utilities submerged storm storage tank installation. The storm storage tank and associated control equipment and cabins. There are restrictions on the future development of this land and storage on where there are inspection chambers.

There is currently two leases in place to one tenant who is holding over. The rent is £3,026 per annum. The land will be sold with the tenant in situ. We believe the rent is reversionary and is suitable for occupiers looking to utilise the land that will not restrict access to UU.

We understand the land in front of the main entrance to the site must be used for access only and therefore does not form part of the title registration. The occupier of the land will have a right of access over this land.

## Location

The site is located on Hacken Lane, Bolton. It has good access to the A(666) and is close to Bolton Town Centre. The site is in an established industrial location and also close to a number of sports facilities, including Darcy Lever Cricket Club and Bolton Lads and Girls club playing fields.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.29 Ha (0.71 Acres)

## Tenure

Freehold – Further details regarding the title can be provided upon request regarding the rights of access and restrictions on use in favour of United Utilities

## Planning Use

B2 General Industrial

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £3,182

## Price

The site is offered at a guide price of £70,000 - £80,000. The client is seeking unconditional bids which are not conditional on securing planning consent or vacant possession.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12pm on 25th June 2021.

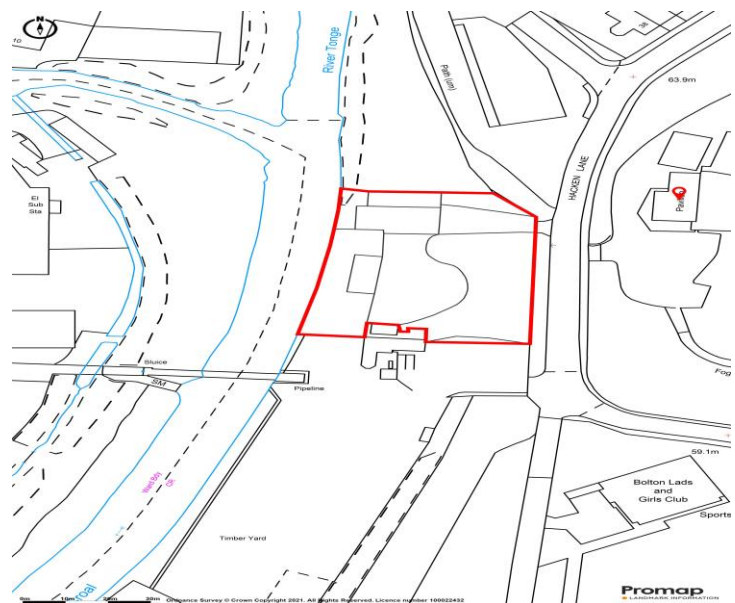
Our Client Bolton MBC are not obliged to accept the highest or indeed any offer. The successful Purchaser will have to contribute £1,000 + VAT to the council's professional costs towards the disposal.

## Viewing

Viewings are limited to external inspection only

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