



## **To Let - Waste Transfer Station on a site of 2.6 acres with buildings extending to 15,336 sq ft**

**Former Chadwicks Recycling Centre , Oakenbottom Road, Bolton, Lancashire, BL2 6DP**

- Existing waste transfer facility
- Large open Site
- Works are required on the land and buildings
- Alternative uses may be considered subject to the necessary planning consents.
- Incentives available



## Description

An existing waste transfer station which includes a range of buildings on a site of 2.6 acres.

There is a large steel portal frame and clad warehouse facility / sorting area with an Eaves height is approx. 6m. The unit has suffered vandalism and will require refurbishment throughout.

The site includes a hardcore and concrete yard surface. The site is secured with a Steel palisade fencing around the perimeter of the site.

## Location

The subject site is located at the end of Oakenbottom Road, Breightmet Bolton. It has access to A58 Bury Road which connects to Bolton and Bury. It also has good access to the A(666) St Peters Way which enables access to the regional motorway network.

## Accommodation

2.6 acres with buildings extending to 15,336 sqft on a Gross Internal Area Basis

## Rent and Lease Terms

£100,000 Per annum exclusive of all other outgoings payable quarterly in advance.

The lease will be on full repairing and insuring terms for a 5 year term outside the provisions of the Landlord and Tenant Act 1954 Part II.

The client is aware investment is required to the site and buildings and will be willing to grant a free free period in leui of the works required subject to the terms of the lease agreed and the strength of covenant for the tenant.

## Planning Use

The site has planning consent for a waste transfer station. Alternative uses may be considered subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £27,250

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE  
John Fletcher  
01204 221 030 / 07855773792  
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