

**Lot 41, Unit 6A Boundary Industrial Estate, Milfield Road, Bolton,
Lancashire BL2 6QY**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Industrial Investment

- Let to Bain Plumbing Services Limited until April 2028
- Comprises an industrial unit with forecourt parking
- Approximate Eaves Height of 4.20m (14 ft)
- Excellent communication links to the M61 and M60
- Nearby occupiers include Shell Petrol Station, Aldi and various industrial businesses such as Meadow Business Park, CCM Motorcycles and Faith Furniture Company

Lot

41

Auction

10th July 2025

Rent

£12,000 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

Location

Miles

2 miles east of Bolton, 3 miles west of Bury

Roads

A58, A666, M61, M60, M66

Rail

Bolton Railway Station, Bromley Cross Station

Air

Manchester Airport

Situation

The property is situated in the Boundary Industrial Estate in a well-established industrial zone on the north side of Bury Road (A58), approximately 2 miles east of Bolton and 3 miles west of Bury, with excellent communication links to the M61/A666 (M) junction, some 3 miles to the south. Nearby occupiers include Shell Petrol Station, Aldi and various industrial businesses such as Meadow Business Park, CCM Motorcycles and Faith Furniture Company.

Tenure

Long Leasehold. Held for a term of 150 years from Completion of the Sale at a fixed peppercorn rent. Post Completion, the Seller intends to create a Management Company that will own the Freehold and manage the estate. It is intended that buyer will be invited to become a shareholder of the new Management company.

EPC

Band E

Description

The property comprises an industrial unit, that forms part of the larger 9 unit Boundary Industrial Estate. The property benefits from an approximate Eaves Height of 4.20m (14 ft), a vehicle access loading door and forecourt parking. The tenant has installed a mezzanine floor.

VAT

VAT is applicable to this lot.

Note

Unit 6B and 7 are being offered for sale separately as Lot 46 and Lot 47.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Mezzanine (3)	Industrial	127.80 85.50	(1,376) (920)	BAIN PLUMBING SERVICES LIMITED (CRN: 05972282) (2)	5 years from 01/04/2023 until 31/03/2028	£12,000
Total Approximate Floor Area		213.30	(2,296) (1)			£12,000

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8873077000>).

(2) Bain Plumbing Services Ltd (CRN:05972282) were incorporated in October 2006 and specialise in n gas central heating work, bathroom refurbishments and general plumbing repairs.

(3) The mezzanine floor is a tenant's improvement.

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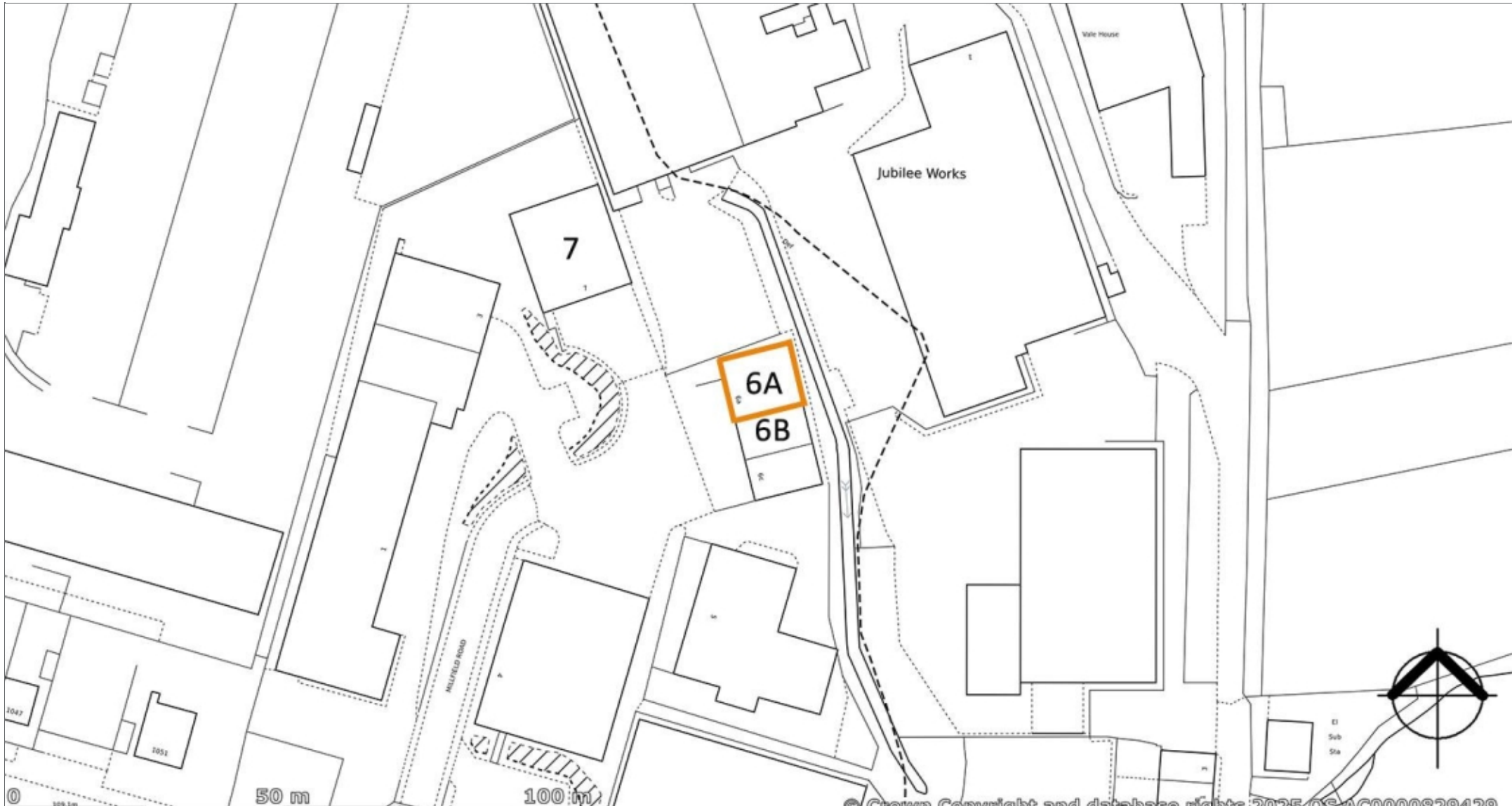
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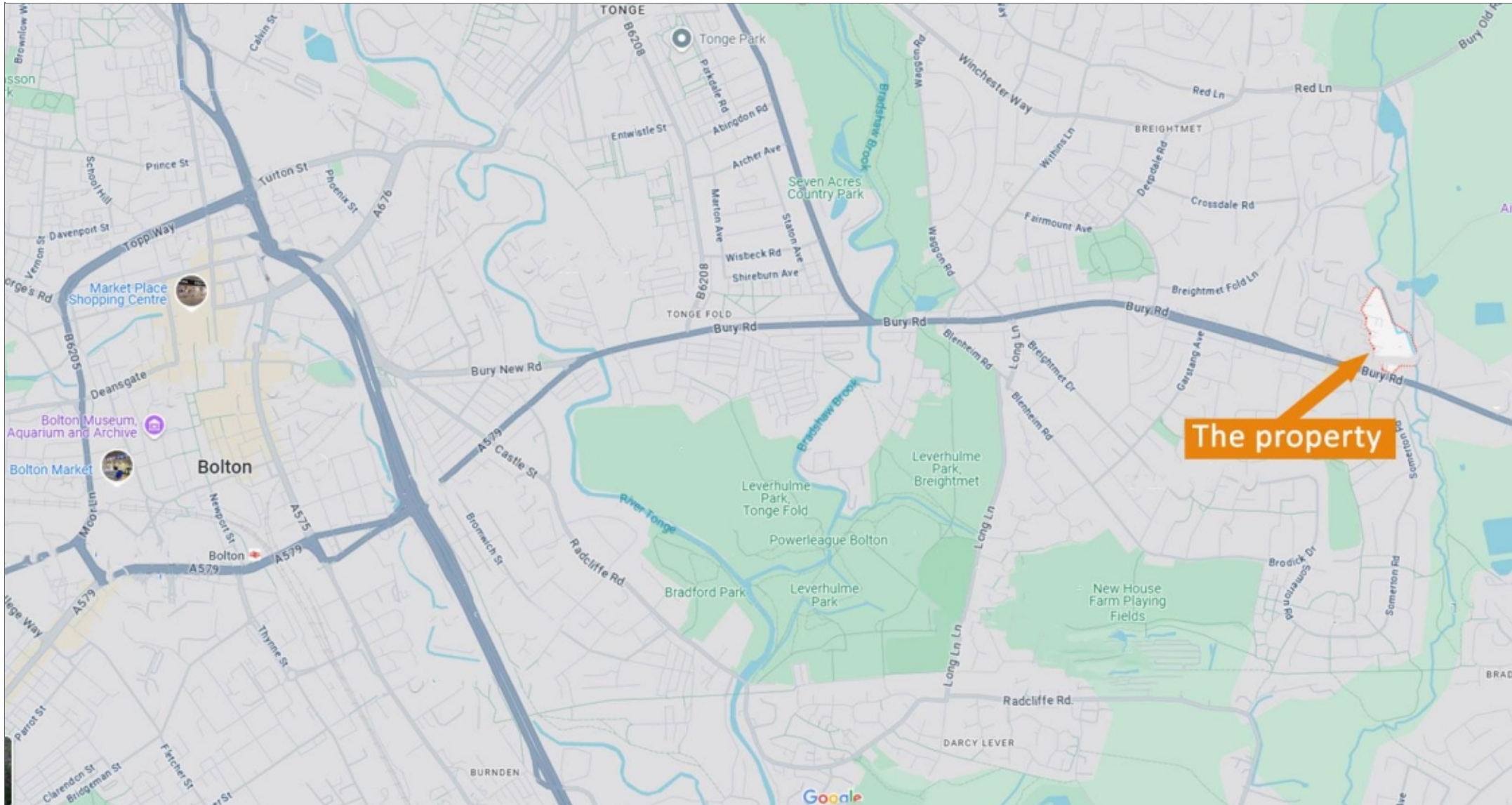
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2024