

Lot 46, Unit 6B 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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 <ul style="list-style-type: none">• Let to Parkers Online Limited until August 2030• 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		Location <p>Miles 2 miles east of Bolton, 3 miles west of Bury</p> <p>Roads A58, A666, M61, M60, M66</p> <p>Rail Bolton Railway Station, Bromley Cross Station</p> <p>Air Manchester Airport</p>	Description <p>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.</p>
Lot 46	Auction 10th July 2025	Situation <p>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.</p>	VAT <p>VAT is applicable to this lot.</p>
Rent £7,000 per Annum Exclusive Increasing to £10,000pax on 1st September 2025			Note <p>Unit 6A and 7 are being offered for sale separately as Lot 41 and Lot 47.</p>
Sector Industrial	Status Available		
	Auction Venue Live Streamed Auction	Tenure <p>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.</p>	
		EPC Band C	

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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	85.90 54.90	(925) (591)	PARKERS ONLINE LIMITED (CRN:11774228) (2)	10 years from 01/09/2020 until 31/08/2030 (3)	£7,000
Total Approximate Floor Area		140.80 (1)	(1,516) (1)			£7,000 rising to £10,000 on 1st September 2025

(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) Parkers Online Limited (CRN:11774228) were incorporated in January 2019 and specialise in the sale of retail clothing in specialised stores. For the year ending 31st January 2025, Parkers Online Limited reported a Turnover of £230,704., Pre-Tax profits of ???., and Net Assets of £84,276., (Source: Financial Statements for the Year ended 31st January 2025 for Parkers Online Limited as published at Companies House on the 11th June 2025).

(3)The property is let for a term of 10 years until 31st August 2030 by virtue of a lease for a term of 5 years from 01/09/2020 and a reversionary lease for a term of 5 years from 1st September 2025 until 31st August 2030.

(4) The Mezzanine floor is a tenant's improvement.

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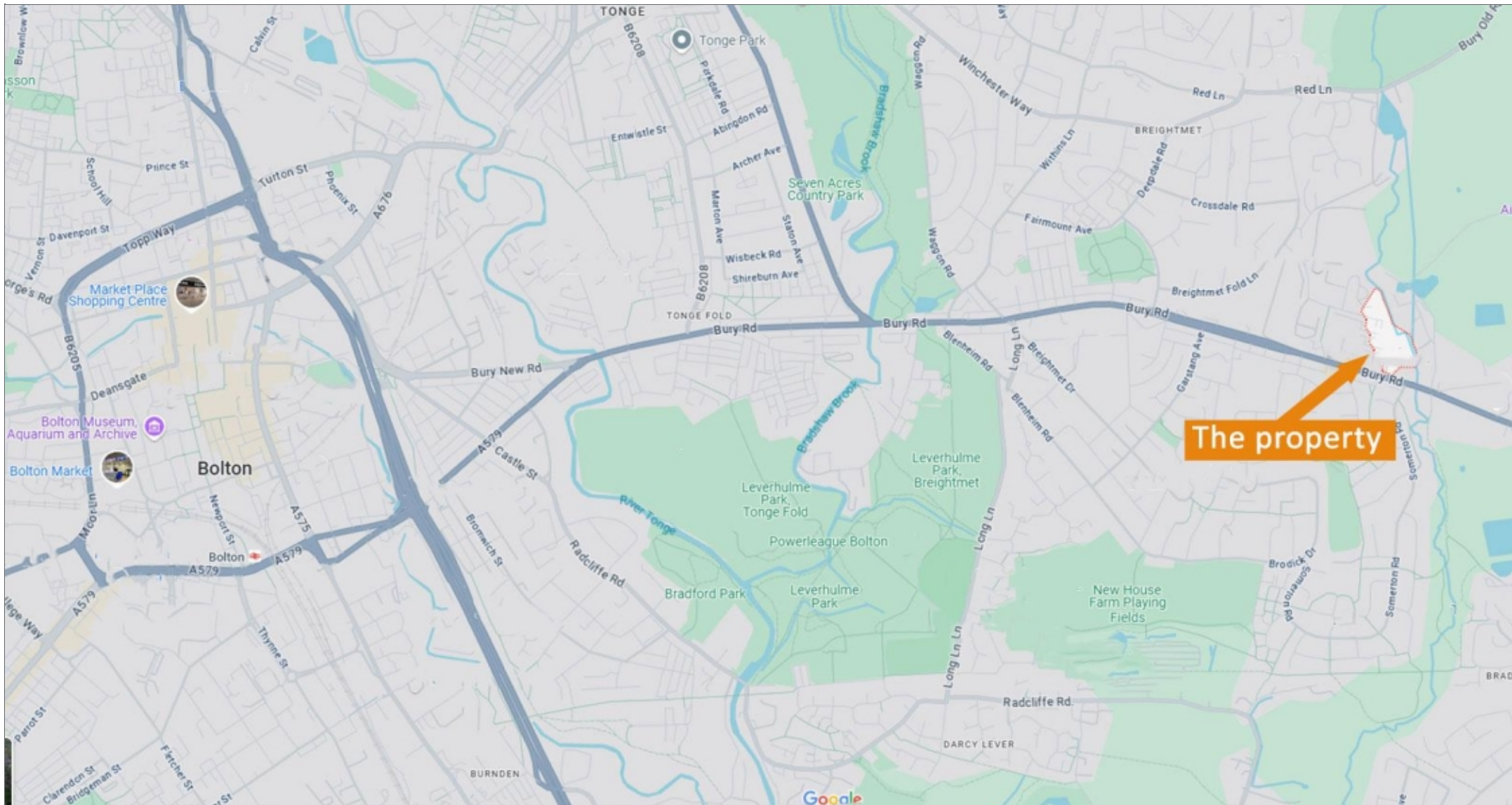
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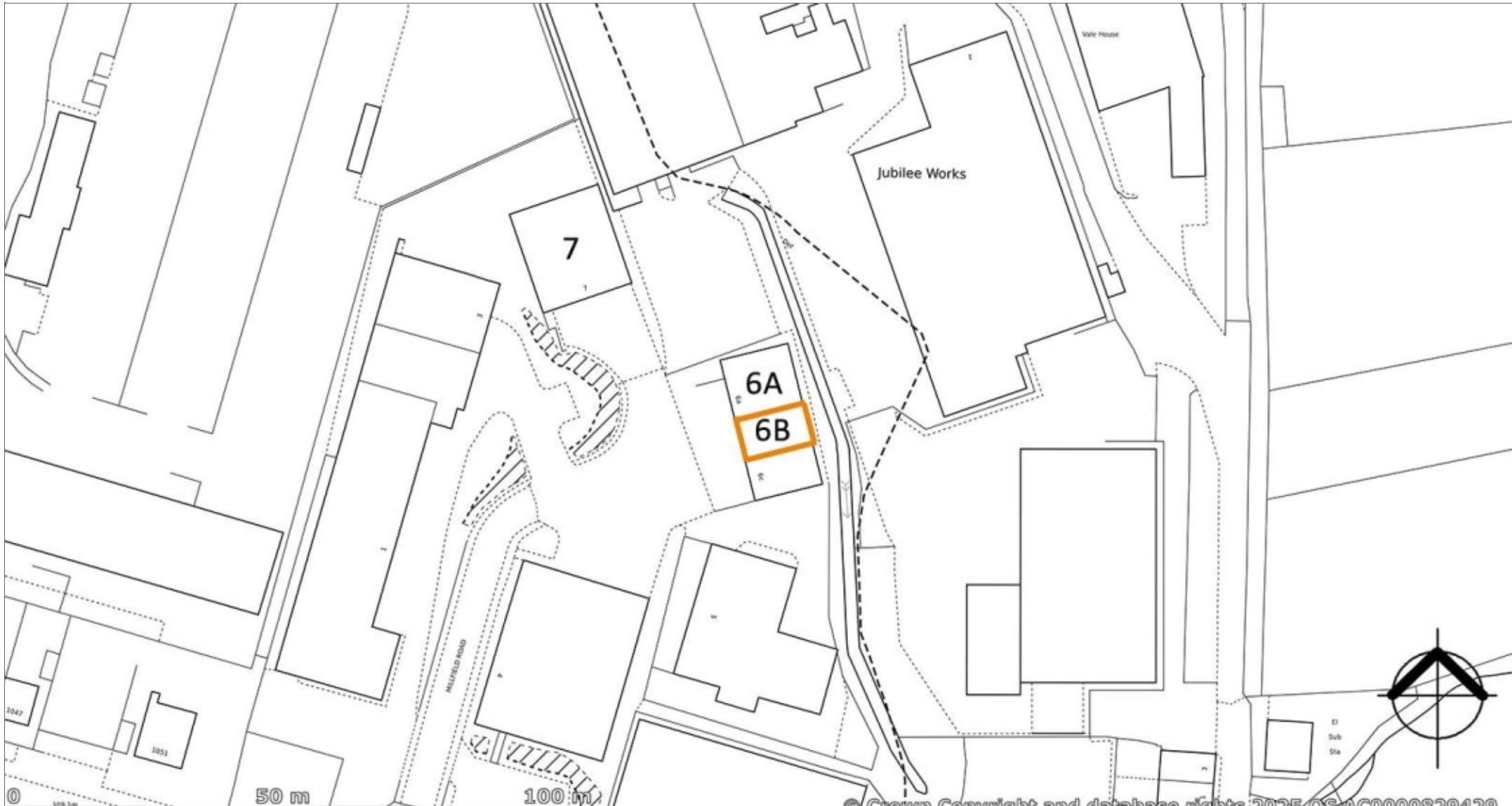
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