

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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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

- 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

### Lot

46

### Auction

10th July 2025

### Rent

£7,000 per Annum Exclusive  
Increasing to £10,000pax on 1st September 2025

### Sector

Industrial

### Status

Available

### 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 C

### 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.

### VAT

VAT is applicable to this lot.

### Note

Unit 6A and 7 are being offered for sale separately as Lot 41 and Lot 47.

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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
<b>Total Approximate Floor Area</b>		<b>140.80 (1)</b>	<b>(1,516) (1)</b>			<b>£7,000 rising to £10,000 on 1st September 2025</b>

(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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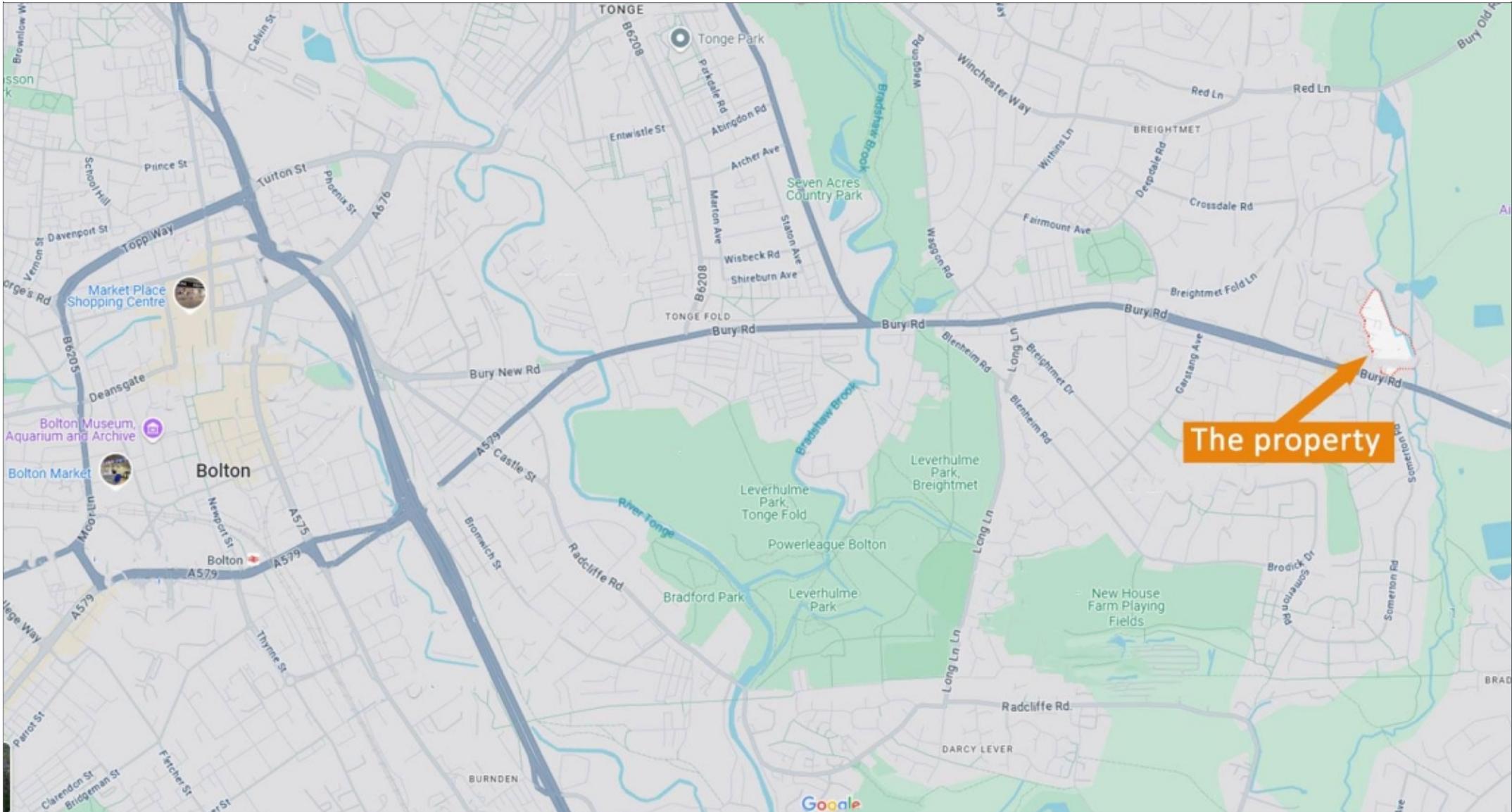
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## Contacts

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2024