

# Lot 47, Unit 7, 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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 Eurocell Building Plastics Ltd until 2034 (Subject to Option)
- Comprises an industrial unit with forecourt parking
- Approximately Site Area of 0.015 Ha (0.038 Acres)
- Approximate Site Coverage of 54%
- 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

47

#### Auction

10th July 2025

#### Rent

£26,000 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 a detached portal frame industrial unit benefiting 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 6B are being offered for sale separately as Lot 41 and Lot 46.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Industrial	305.10	(3,284)	EUROCELL BUILDING PLASTICS LIMITED (CRN: 03071407) (2)	10 years from 04/06/2024 (3)	£26,000	04/06/2029 (03/06/2039)
<b>Total Approximate Commercial Floor Area</b>		<b>305.10 (1)</b>	<b>(3,284) (1)</b>			<b>£26,000</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) Eurocell Buildings Plastics Limited (CRN: 03071407) was incorporated in June 1995 and have 200+ branches nationwide. They specialise in selling, manufacturing, distributing, and recycling building products made from Unplasticized PVC (UPVC). They are a leading UK supplier of windows, doors, roofline systems and conservatories and stock 6,000+ products. For the year ending 31st December 2024, Eurocell Buildings Plastics Limited reported a Turnover of £212,287,000., Pre-Tax profits of £3,160,000 and Net Assets of £21,856,000. (Source: Eurocell Buildings Plastics Limited Annual Report and Financial Statements as published at Companies House on the 10th June 2025).

(3) The lease provides or a tenant option to determine the lease on the 3rd June 2029 upon serving 6 months written notice.

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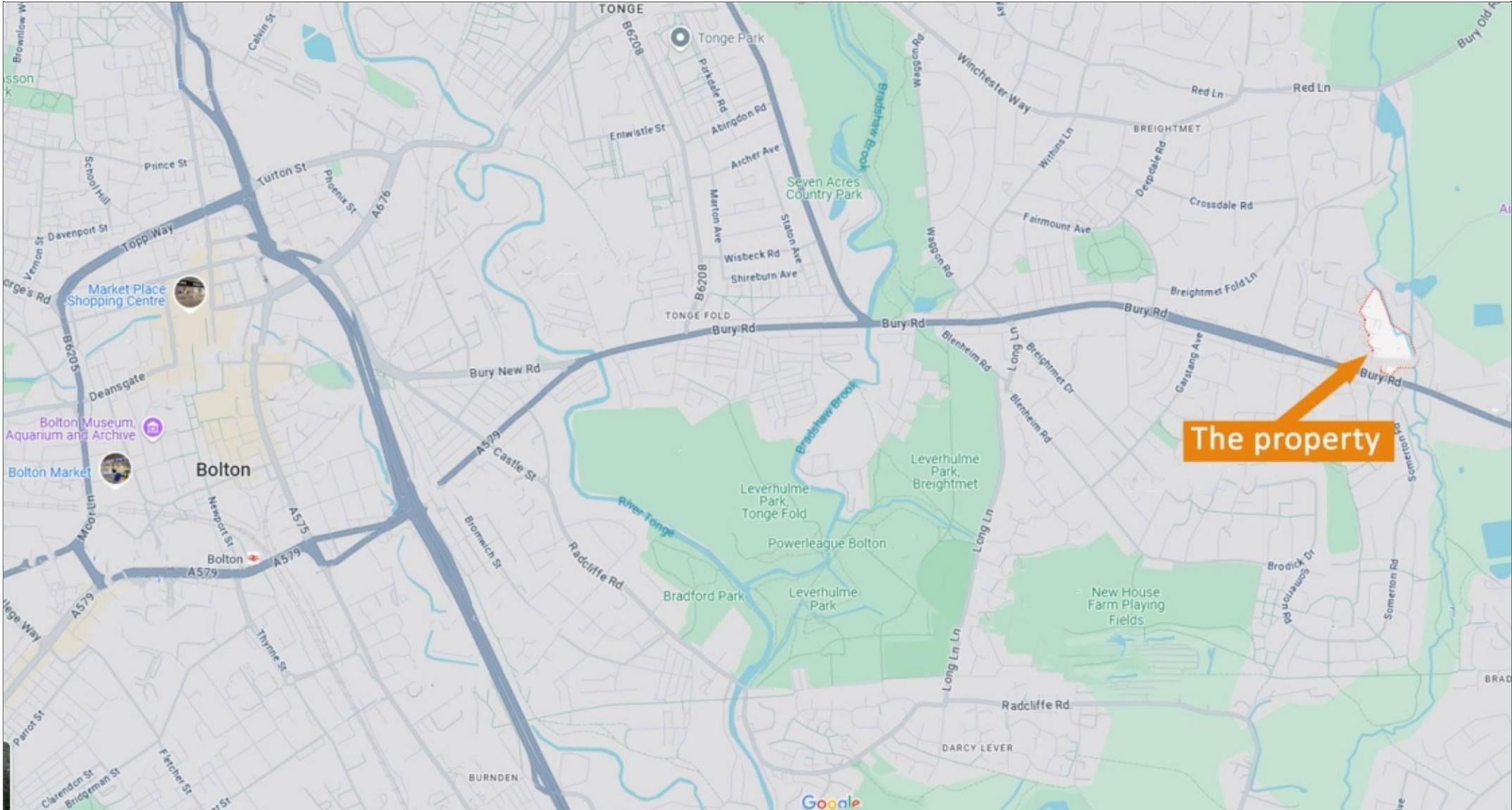
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## Contacts

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