

# TO LET

## LAND

### 155 SQ M (1,668 SQ FT)

Lamb & Swift  
Commercial Property

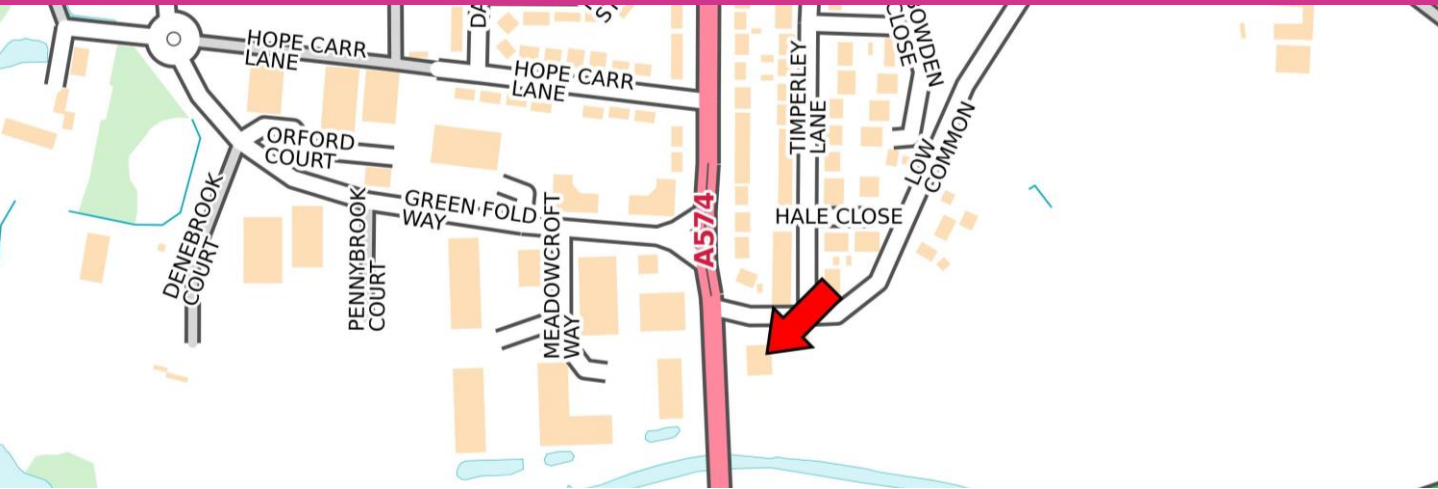
01204 522 275 | lambandswift.com



**LAND AT KINGS BUSINESS CENTRE  
WARRINGTON ROAD  
LEIGH  
WN7 3XG**

**£15,000**  
Per annum

- Secure plot previously occupied by We Buy Any Car
- Conveniently located close to A580 East Lancashire Road
- Approximately 11 spaces
- £15,000 per annum
- Shared site with double gate access to Warrington Road
- Available from mid May 2024



### LOCATION

This plot forms part of a larger, multi-let site, located at the southern edge of Leigh Town Centre. The site occupies a prominent position fronting Warrington Road, close to the busy Greyhound Roundabout junction with the A580 East Lancashire Road.

The A580 provides easy access to Manchester City Centre (12 miles to the east) and Liverpool City Centre (24 miles to the west). Junction 23 of the M6 Motorway can also be accessed within 6 miles from the property via the A580.

### DESCRIPTION

The land was formerly occupied by We Buy Any Car and forms part of a larger, and very prominent, multi-let site with other occupiers including Car Lease (Electric Car Lease) UK, NewLookCars Car Sales and a café.

The land provides space for approximately 11 vehicles, but would also be suitable as storage of other items. The entire site is bounded by a steel fence, with double gate access to Warrington Road at its junction with Timperley Lane. There are currently no services to this part of the site, however there is potential for an electricity connection if Tenants wish to install a modular office or similar at the site.

There are shared WC facilities located on site.

### SITE AREA

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Land	155	1,668

### LEASE TERMS & RENTAL

Available on a new tenancy for a negotiable term.

The rental is £15,000 per annum.

### SERVICES

There are currently no services to this part of the site, but arrangements can be made if electricity is required (subject to negotiation and terms)

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £3,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ





