

TO LET

Lamb & Swift
Commercial Property

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FIRST FLOOR UNIT/WORKSHOP

325.38 SQ M (3,502 SQ FT)



**UNIT 10A
VALLEY GATE
LEYLAND MILL LANE
WIGAN
WN1 2SA**

£21,000
Per annum

- Situated within a well-established industrial location
- Close to excellent transport links- M6 and A49
- 3-phase electricity supply
- Ample on-site car parking
- May suit a number of uses such as gym/studio
- £21,000 per annum exclusive



LOCATION

The subject property is situated off Leyland Mill Lane in Wigan which connects to the wider road network, including the A49, in turn linking to the M6 motorway.

The site is approximately 1.5 miles from Wigan's town centre, providing easy access to local amenities, shops, and services.

The immediate area is of a mixed-use nature, including industrial, commercial, and recreational purposes.

DESCRIPTION

The property comprises a steel portal frame with steel internally underlined roof and brick elevations, lit by way of LED strip lights and roof lights. The accommodation is first floor and accessed via an internal staircase. There are communal WC's on site.

Externally, the unit benefits from a communal, majority tarmacadam surfaced service yard, which provides for ample on-site parking.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Warehouse	325.38	3,502

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term years to be agreed. The rental is £21,000 per annum exclusive.

SERVICES

The mains services connected to the property to include water, electricity supply and mains drainage.

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

A business rates valuation will need to be carried out on this unit.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

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.

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Lamb & Swift Commercial

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SITE PLAN



For identification purposes only