# TO LET

FIRST FLOOR UNIT/WORKSHOP 325.38 SQ M (3,502 SQ FT)



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

£21,000
Per annum

- Situated within a wellestablished 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



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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.

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

## **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.

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

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

### VIFWING

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

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

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



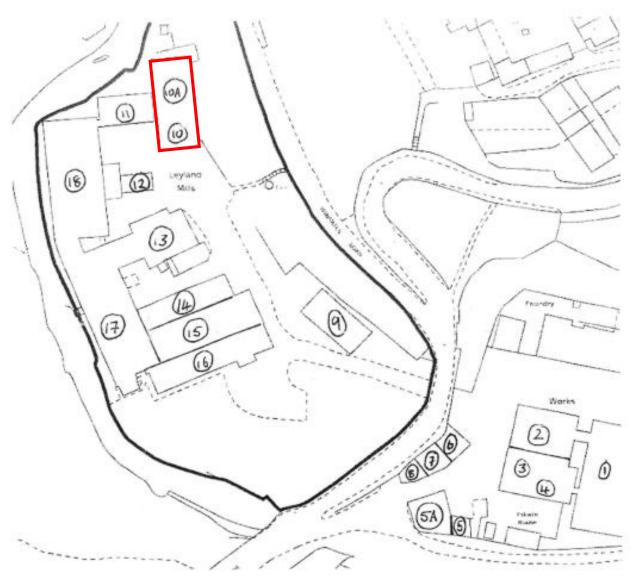


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## **SITE PLAN**



For identification purposes only