

TO LET

Lamb & Swift
Commercial Property

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WAREHOUSE PREMISES

368.39 SQ M (3,965 SQ FT)



**UNIT 15
VALLEY GATE
LEYLAND MILL LANE
WIGAN
WN1 2SA**

£32,000
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 subject to planning permission
- £32,000 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 subject property comprises a steel truss frame with internally underlined roof and brick elevations, benefitting from an electrically operated roller shutter and lit by way of LED strip lights. Internally the property provides for open plan storage/workshop space.

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	368.39	3,965

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term years to be agreed. The rental is £32,000 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 2025/2026 Financial Year is 55.5 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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

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SITE PLAN



For identification purposes only