

# TO LET

Lamb & Swift  
Commercial Property

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**INDUSTRIAL WAREHOUSE PREMISES**

**155.81 SQ M (1,677 SQ FT)**



**UNIT 5/5A  
VALLEY GATE  
LEYLAND MILL LANE  
WIGAN  
WN1 2SA**

**£12,500**  
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
- £12,500 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 an industrial/warehouse unit, previously utilised as a boxing gym. Internally, the property has a main open space with WC and kitchen area, as well as multiple cellular rooms branching off to one side.

The building is of traditional masonry construction with cladded exterior.

Externally, the unit benefits from a communal, majority tarmac 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
Storage Unit/Warehouse	155.81	1,677

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term years to be agreed. The rental is £12,500 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.

### VIEWING

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

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SITE PLAN

