

TO LET

Lamb & Swift
Commercial Property

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OPEN STORAGE YARD

RECTANGULAR SHAPED PLOT OF 0.54 ACRES

2,025 SQ M



**LAND OFF GIBFIELD PARK AVENUE
ATHERTON
MANCHESTER
M46 OSU**

£40,000
Per annum

- Rectangular shaped plot with hardcore surface
- Fenced and double metal access gates
- Excellent location accessible to the A579 Atherleigh By-Pass
- New lease



LOCATION

The storage compound is located off Gibfield Park Avenue to the rear of the Quad office development.

Gibfield Park Way links the site to the A577 Wigan Road and A579 Atherleigh Way approximately 800 metres South.

In addition Atherton Town Centre is 0.5 metres East see attached plan.

DESCRIPTION

A rectangular plot, fenced with MOT hardstanding.

There are double metal access gates to the site accessed directly off the Quad office car park.

ACCOMMODATION

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

DESCRIPTION	SQ M	ACRES
Storage Yard	2,025	0.54

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of 3 to 5 years.

The rental is £40,000 per annum exclusive.

SERVICES

No mains services are connected to the site.

VAT

VAT is applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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

EPC is not applicable.

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.

The site can be viewed during daylight hours.

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Site Plan

