

FOR SALE

**STORAGE LAND/CAR PARK (40-45 SPACES)
MAY SUIT OTHER USES STPP**

Lamb & Swift
Commercial Property

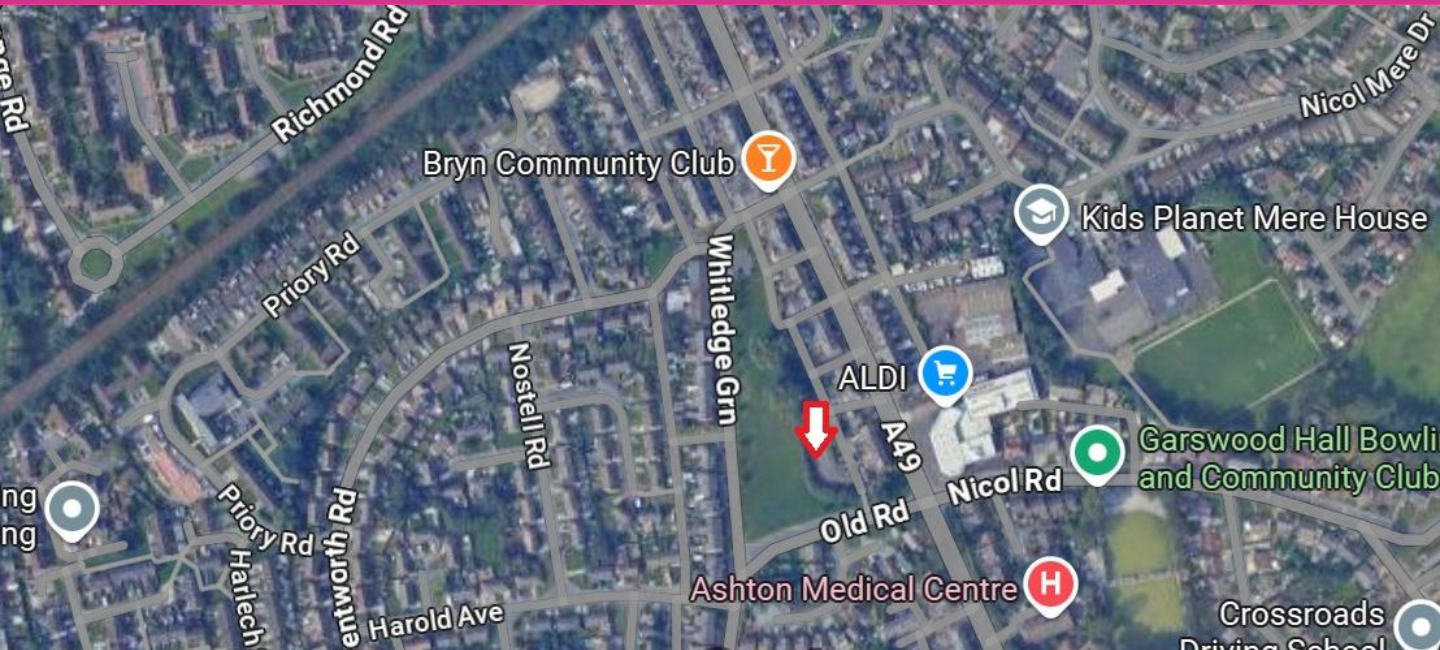
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**LAND AT THE REAR OF
251-263 WIGAN ROAD
ASHTON-IN-MAKERFIELD
WN4 9ST**

£125,000

- May suit a number of uses STPP
- 0.12 hectares/0.298 acres
- Hardstanding and fenced
- 40-45 parking spaces



LOCATION

The site is located behind numbers 122-138 Wigan Road and accessed via the A49 Wigan Road and the side road adjacent to “The Beauty of It” Salon.

The site is close to the junction of Old Road and Wigan Road intersection.

DESCRIPTION

A former car park/storage yard with a hardcore surface and securely fenced with steel palisade. There is a double metal access gate. There are approximately 40-45 car parking spaces at the site.

The plot could be utilised for other uses STPP.

ACCOMMODATION

DESCRIPTION	HECTARES	ACRES
Land	0.12	0.298

SERVICES

There are no services connected to the site.

TENURE

The property is held Freehold under Title Number: GM417523.

PRICE

Unconditional offers preferred but conditional offers STPP will also be considered.

£125,000 plus VAT (If applicable).

VAT

VAT may be applicable at the standard rate.

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.

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