

TO LET

OPEN STORAGE LAND

0.213 HECTARES (0.5 ACRES)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**LAND OFF SAXON STREET
MIDDLETON
MANCHESTER
M24 2AE**

£21,000

Per annum

- **Open, unmade storage land**
- **Double steel gate access from Saxon Street**
- **No services to site**
- **Suitable for open storage, containers, or plant storage amongst other uses**
- **Rental £21,000 per annum**



LOCATION

The subject plot of land is located to the southeast of Middleton town centre, and is accessed from Saxon Street, just off the B6189 Grimshaw Lane.

The immediate surrounding area is industrial in character, with residential to the north and east, and the main commercial areas of Middleton Town Centre less than 1 mile to the northeast. Junction 20 of the M60 Motorway is accessible 1.5 miles to the southwest of the subject land, and the M62 Junction 19 is just under 3 miles to the north.

DESCRIPTION

The subject property comprises a circa 0.5-acre plot of unmade, unsurfaced land. The land is suitable for open storage uses, storage of plant or equipment, containers or alternative uses.

The land is bounded by a steel palisade fence to the perimeter, with double steel swing action gates to Saxon Street.

There are no services connected to the site.

ACCOMMODATION

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

DESCRIPTION	HECTARES	ACRES
Land	0.213	0.5

LEASE TERMS & RENTAL

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

The rental is £21,000 per annum exclusive.

SERVICES

There are no mains services connected to the site.

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

The plot of land does not currently have a Rateable Value, though when a Lease is agreed the Land will likely receive an assessment from the Valuation Office Agency.

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

As there is no buildings on site, there is no EPC requirement for the subject property.

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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