FOR SALE

EXTENSIVE MANUFACTURING/ WAREHOUSE FACILITIY ON A SITE AREA OF 0.952 HECTARES (2.35 ACRES)

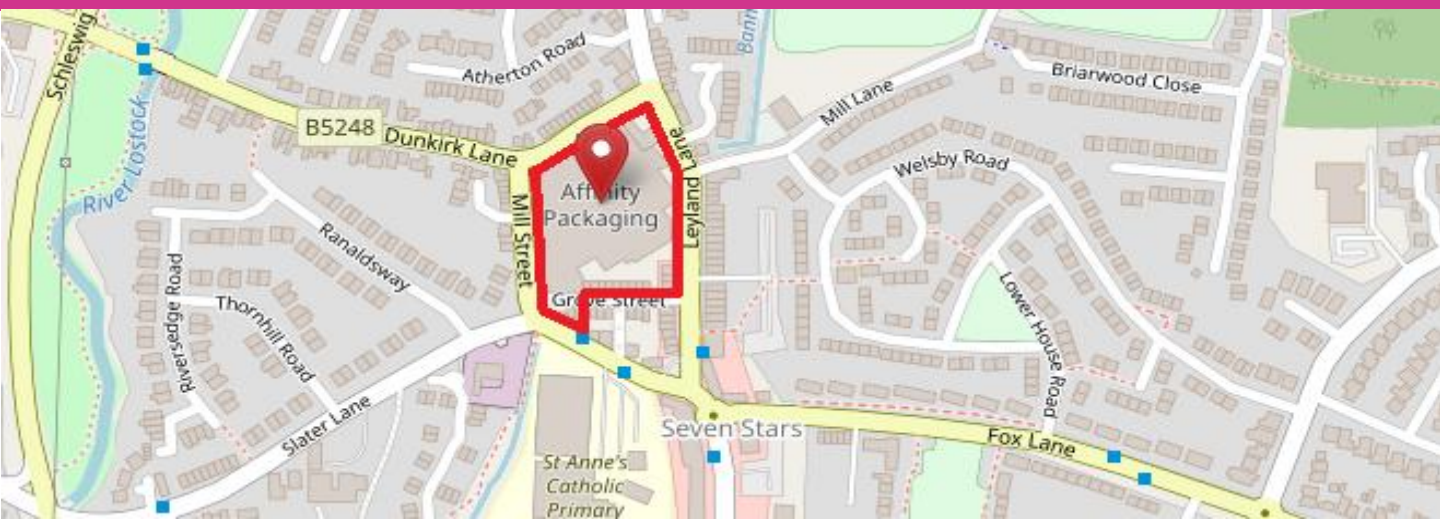
Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com

FORMER LEYPRINT BUILDING
LEYLAND LANE
LEYLAND
PR25 1UT

PRICE REDUCED
£3.45 MILLION
PLUS VAT

- Opportunity to sub-divide
- Redevelopment potential STPP
- Large facility mainly single storey
- Economical space
- Well-Maintained
- Additional income from Telecoms Mast x2
- Good access to the M6 Motorway

Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered in England No. 5638648 Registered Office: Bolton Wanderers Football Stadium, Burnden Way, Bolton, BL6 6JW



LOCATION

The subject property occupies a broadly regular shaped and level site bound by Leyland Lane to the east where the main pedestrian and vehicular access is taken, together with Grove Street to the south and the B5248 Mill Street to the West and Pinhurst Lane to the North.

The property sits within a mixed-use area bound by residential properties.

Leyland is located 6 miles south of Preston City Centre and falls within the jurisdiction of South Ribble Borough Council. South Ribble has an active economical population of 80458.

See attached site and location plans.

DESCRIPTION

The subject property comprises of a substantial single storey, brick built industrial/manufacturing facility that has been developed out and extended, over time.

The majority if the accommodation is set within a single storey north-light style mill premises with an associated two storey element incorporating some first-floor offices and a small second floor ancillary stores section. There is a later addition of a relatively modern steel portal frame unit.

The accommodation is built out across the majority of the site and there are four loading and parking areas.

Photographs and a layout plan are included for visibility of the accommodation.

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.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor Entrance/ Reception/ WC	27.58	297
Warehouse/ Storage/ Production	9,172.73	98,735
First Floor Offices	925.83	9,966
First Floor Storage	323.75	3,485
First Floor Disused Elements	457.31	4,923
TOTAL	**10,907.2**	**117,406**

	ACRES	HECTARES
TOTAL	**2.35**	**0.952**

SERVICES

All main services are connected to the property. We have been advised that the incoming power to the site is 550 kva.

OCCUPATION LEASES & TENURE

The premises are held Freehold under Title Number LA894660

There are two occupational leases at site. Two Telecoms Masts held as follows: -

Cornerstone – 10-year lease from 01/05/2025 paying a rent of £4,900 per annum.

On Tower UK Limited – 10-year lease from 30/09/2022 at a renewal of £3,000 per annum. There is a rent review at the end of year 5.

The title also includes the Freehold of 326 and 334-338 Leyland Lane as 10-15 Grove Street and 12 Slater Lane, Leyland. These are residential properties le on 999-year leases and paying peppercorn ground rents.

Important Notice
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

EPC

The following EPC's are applicable for the property as follows:

DESCRIPTION	ENERGY RATING	VALID UNTIL
Leyprint, Leyland Lane	E (110)	04/02/28
Garage	TBC	TBC
Unit 2 & 3	E (110)	04/02/28
Unit 5	TBC	TBC

PLANNING & HIGHWAYS

The property lies in an administration area of South Ribble Council. It does not lie in a Conservation area nor is it listed.

All highways around the site are adopted.

RATING

From 1st April 2026, the standard High-Value Multiplier (properties with a rateable value over £500,000) will be 50.8 pence in the £.

The building has the following rating assessment wef 1/4/26:

ADDRESS	DESCRIPTION	RATEABLE VALUE
Affinity Packaging Limited, Dunkirk Lane, Leyland, PR25 1UT	Factory and Premises	£113,000
BT Cellnet Ltd Site No 5026 Broadfield at Affinity Packaging, Leyland Lane, PR25 1UT	Communications Station and Premises	£16,250
Hutchinson 3g UK Ltd Site No PR0071 at Affinity Packaging, Leyland Lane, PR25 1UT	Communications Stations and Premises	£15,750
Old Mill Garage, Leyland Lane, PR25 1UT	Vehicle Repair Workshop and Premises	£6,800
Orange Plc Site No Lan 0004 at Leyland Printing Co Ltd, Leyland Lane PR25 1UT	Communications Stations and Premises	£15,750

PRICE

An asking price of £3.45 million pounds plus VAT

VIEWING

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

Telephone: 01204 522275

Contact: Nick Swift
Email: nswift@lambandswift.com

Contact: Kieran Sutton
Email: ksutton@lambandswift.com

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW

RICS

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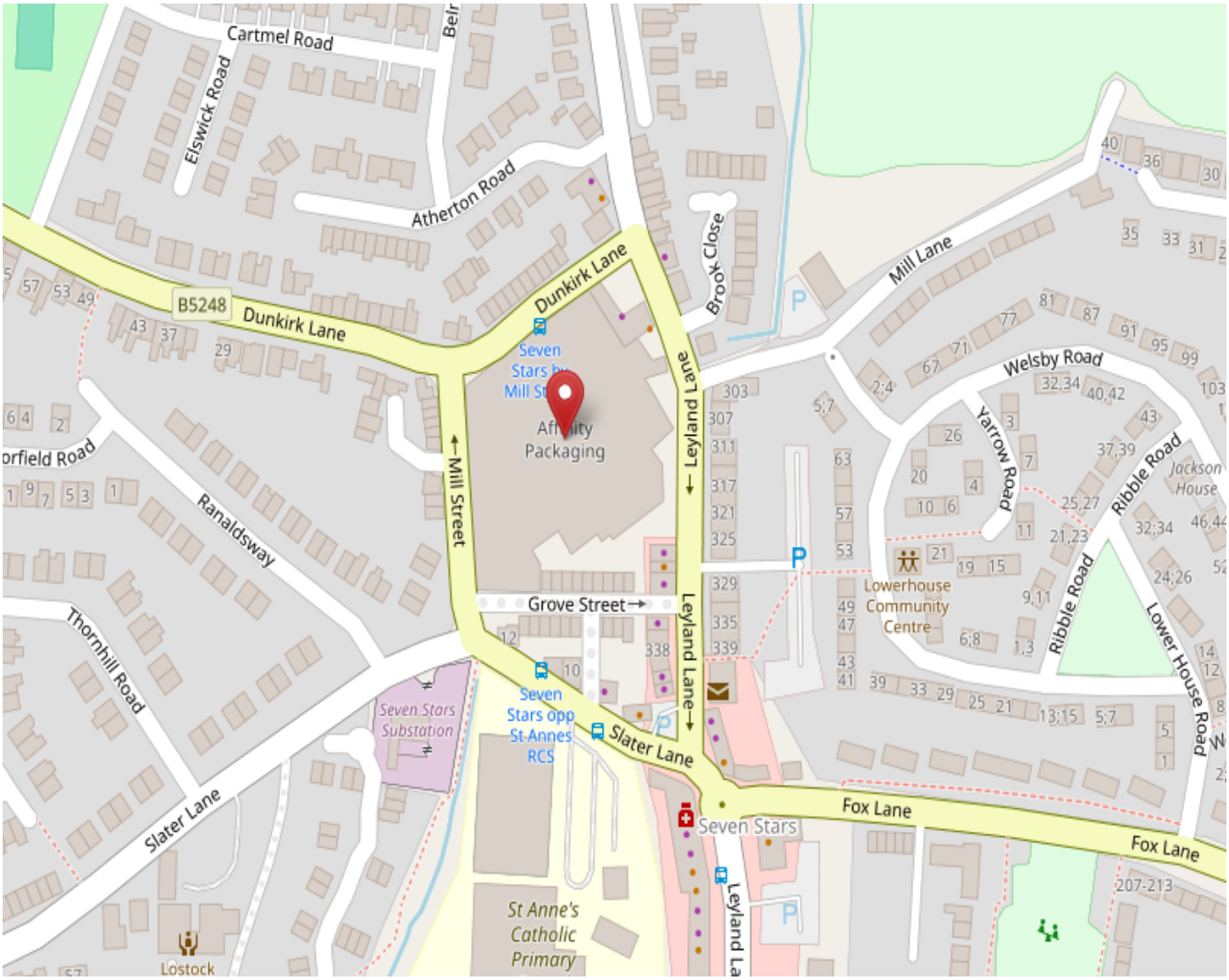
LOCATION PLAN



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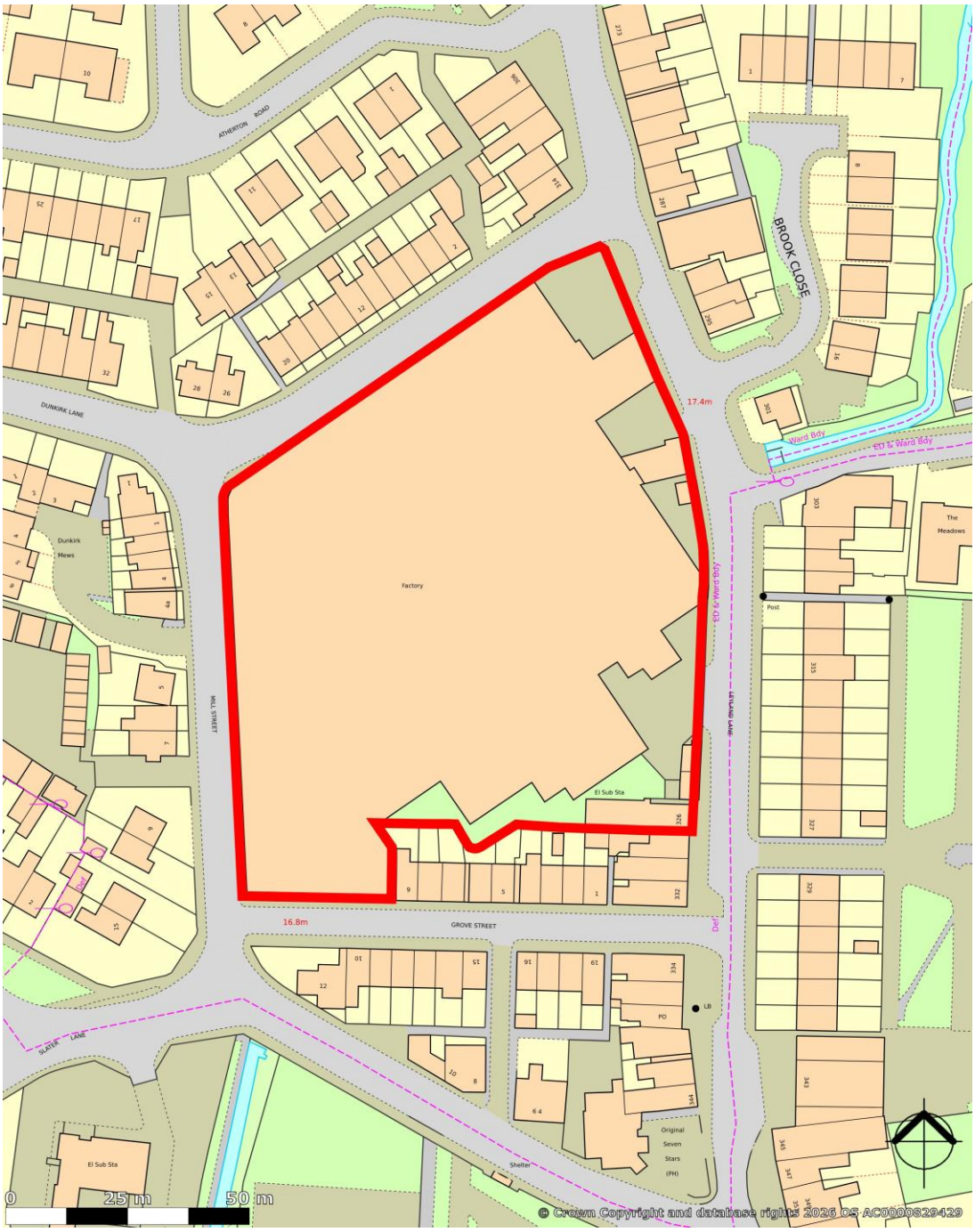
SITE PLAN



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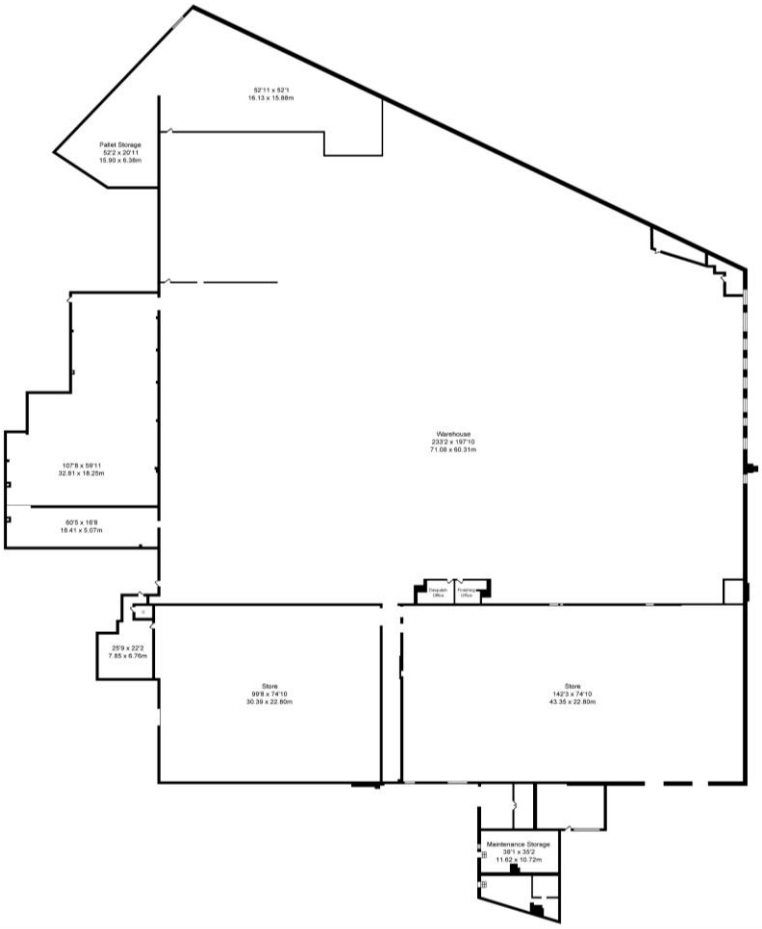
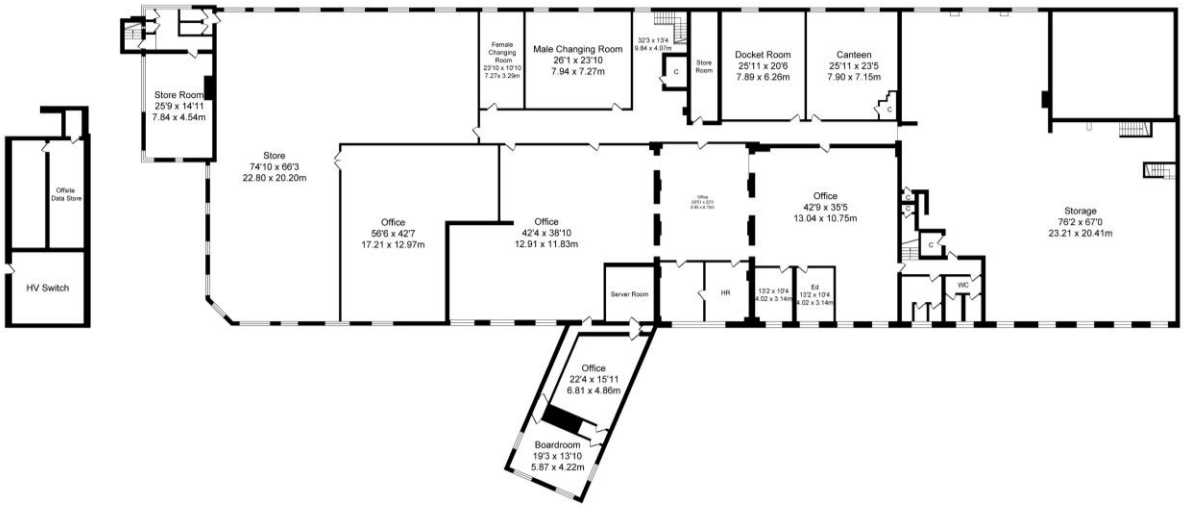
SITE PLAN – GROUND FLOOR



SITE PLAN – FIRST FLOOR



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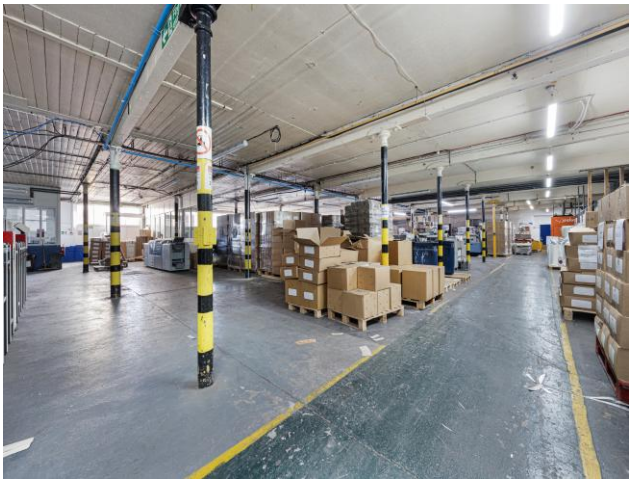

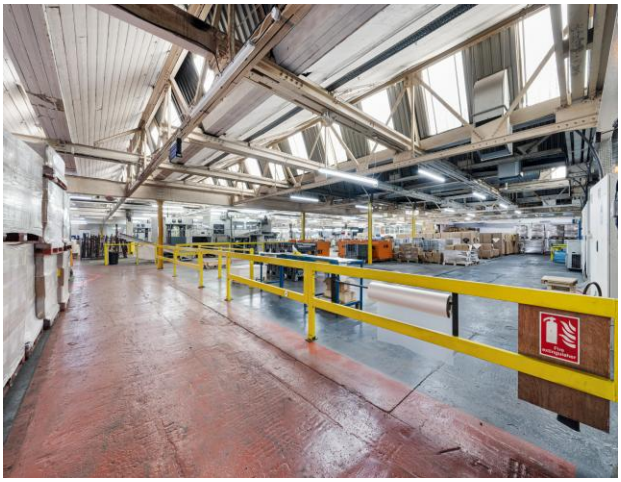

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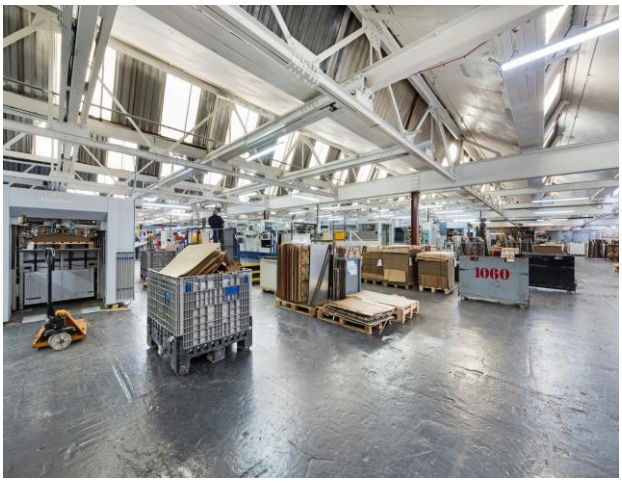

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