

# TO LET

Lamb & Swift  
Commercial Property

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**SECURE STORAGE YARDS**

**872.07 SQ M (9,387 SQ FT)**

**0.215 ACRES**



**YARD 10**

**PRESTWICH INDUSTRIAL ESTATE**

**COAL PIT LANE**

**ATHERTON**

**M46 OFY**

**£17,500**  
**PER ANNUM**

- The subject site comprises approximately 7.5 acres
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- Rental £17,500 per annum
- May suit a variety of uses
- No recycling or vehicle related uses



### LOCATION

The subject yards are located within Atherton. Atherton is a town in the Metropolitan Borough of Wigan, in Greater Manchester. The town, including Hindsford, Howe Bridge and Hag Fold, is 5 miles (8.0 km) east of Wigan, 2 miles (3.2 km) north of Leigh, and 10.7 miles (17.2 km) northwest of Manchester.

The subject yards form part of a development known as Prestwich Industrial Estate which is located on Coal Pit Lane, on the fringes of Atherton Town Centre. The site is conveniently located within close proximity to the A577, which in turn provides access to the A580 (East Lancs) which offers a direct route to Manchester and Liverpool along with the M6 (Junction 23). The site is also located approximately 2.5 miles south of the M61 (Junction 5).

### DESCRIPTION

The site comprises approximately 7.5 acres with numerous industrial buildings and yards currently on site.

The available spaces comprise hard surfaced, open air storage yards. Located within the heart of the estate, bound by perimeter fencing.

The yards benefit from good circulation space and is considered suitable for a range of storage and distribution uses.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT	ACRES
Yard 8	615.66	6,627	0.152
Yard 9	1,068.74	11,496	0.263
Yard 10	872.07	9,387	0.215

### RENTAL

Please find below the quoting rental for the yard.

YARDS	RENT
Yard 10	£17,500 per annum

### LEASE TERMS

The subject yard is available by way of a new Full Repairing and Insuring licence agreement for a term of 12 months with the option to extend/convert to a lease.

### SERVICES

Currently there are no services in the yard, however it may be possible to obtain a power supply, water and waste if required - please note that this may affect the rent.

### 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.

### LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the transaction.

### VAT

VAT is applicable and will be charged at the prevailing rate.

### 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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**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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## LOCATION PLAN



## SITE PLAN

