

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

STORAGE UNIT

18.82 SQ M (203 SQ FT)



**UNIT 8 VALLEY GATE
LEYLAND MILL
WIGAN
WN1 2SA**

**£3,000
PER ANNUM**

- Situated within a well-established industrial location
- Ample on-site car parking
- Close to excellent transport links- M6 and A49
- Close proximity to local amenities
- To be cleared before occupation
- £3,000 per annum exclusive



LOCATION

The subject property is situated off Leyland Mill Lane in Wigan which connects to the wider road network, including the A49, in turn linking to the M6 motorway.

The site is approximately 1.5 miles from Wigan's town centre, providing easy access to local amenities, shops, and services.

The immediate area is of a mixed-use nature, including industrial, commercial and recreational purposes.

DESCRIPTION

The subject property comprises a single-storey storage unit that has historically been used for storage purposes.

The building benefits from double timber access doors, a mono-pitched roof and stone-built elevations, making it well suited for continued storage use.

Externally, the property benefits from a tarmac yard providing parking space and convenient access for loading and unloading activities.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	18.82	203

LEASE TERMS & RENTAL

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

SERVICES

The only service connected to the property is electricity supply.

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

We have been unable to identify rating assessments for Unit 8. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

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.

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

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.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



