

TO LET

Lamb & Swift
Commercial Property

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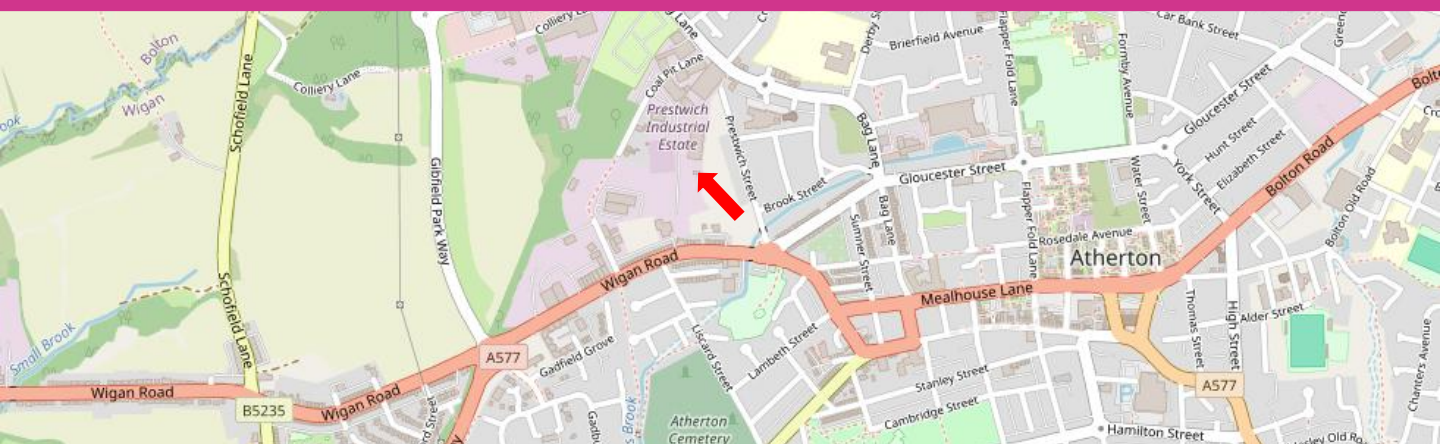
INDUSTRIAL / STORAGE UNIT
(532.43 SQ M (5,731 SQ FT))



UNIT C
PRESTWICH INDUSTRIAL ESTATE
COAL PIT LANE
ATHERTON
M46 0FY

£40,200
PER ANNUM

- Light industrial/storage unit
- May suit a variety of uses STPP
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- No recycling or vehicle related uses
- £40,200 per annum



LOCATION

The subject property is 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 premises 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 accommodation comprises an open-plan industrial/storage unit situated within an established industrial estate, benefiting from shared loading and parking facilities to the front of the property.

The unit is of steel truss frame construction and is accessed via a roller shutter loading door to the front elevation. The elevations comprise a combination of brickwork and profile metal cladding beneath a profile sheet roof covering, with a solid concrete floor throughout.

Internally, the property is arranged to provide a predominantly open-plan warehouse/storage area, together with a full-width brick partition wall positioned towards the rear of the unit, creating a separate storage section. In addition, the unit benefits from ancillary office/storage accommodation accessed via a pedestrian door, together with WC facilities. The property further benefits from a three-phase power supply, making it suitable for a variety of industrial, trade counter and storage uses.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit C	532.43	5,731

LEASE TERMS & RENTAL / SALE PRICE

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.
The rental is £40,200 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

This unit requires a new business rates valuation. 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.

EPC

An EPC has been commissioned, and a full copy of the report can be made available soon.

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.

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Telephone: 01204 522275

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



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.



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