



Yard/Open Storage

Miry Lane, Wigan WN6 7TG

Yard/Open storage

Circa 1.186 acres

£60,000 per annum

- In an established industrial location
- Securely fenced and gated
- Open storage land
- Close to Wigan town centre

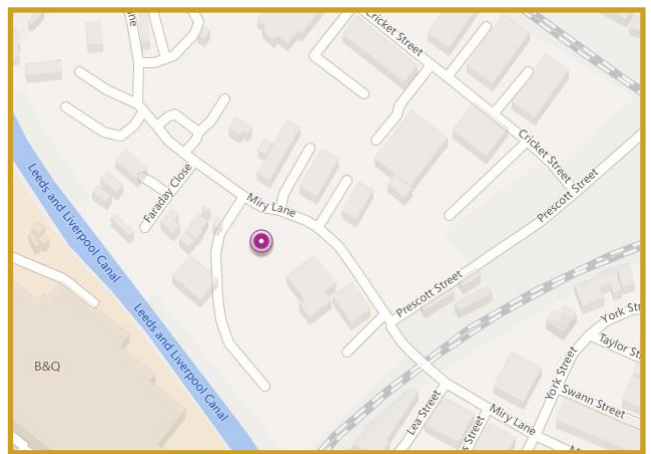
To Let

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e: info@parkinsonre.com

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Location

The subject is situated with gated access from Miry Lane and wraps around to the rear of Newburgh Foods manufacturing unit extending through to the railway line embankment. Miry Lane is a recognised industrial location and surrounding uses are relatively industrial in nature including manufacturing, waste recycling, motor vehicle repairs, cement batching etc.

Description

The site is irregularly shaped and is levelled with a pressed plainings surface coating. The site is accessed from Miry Lane via a sliding gate and all the boundaries to the site are secured with a mixture of concrete panel fencing, palisade fencing and walling. The site is considered suitable for open storage purposes however certain uses are not deemed suitable for the site including recycling and similar such uses.

Services

There are presently no services to the site area.

Site Area

The site is measured to extend to circa 1.186 acres or thereabouts.

Rating

The site is not yet assessed for business rates purposes but any proposed occupier will be liable for any rating assessment levied on the site in the future.

Terms

The site is available by way of a new lease on terms to be negotiated. A deposit will be requested.

Rental

£60,000 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

REF: AG0823 April 2025

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Subject to contract

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