

Secure compound & open storage land,  
off Makerfield Way, Ince, Wigan  
WN2 2PR

to let

Yard/Storage Land  
Circa 2.23 acres



£Rent on application

- Fully concreted secure hard surfaced compound (hatched in red on photograph)
- Easy access to Wigan town centre and A577 Manchester Road

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

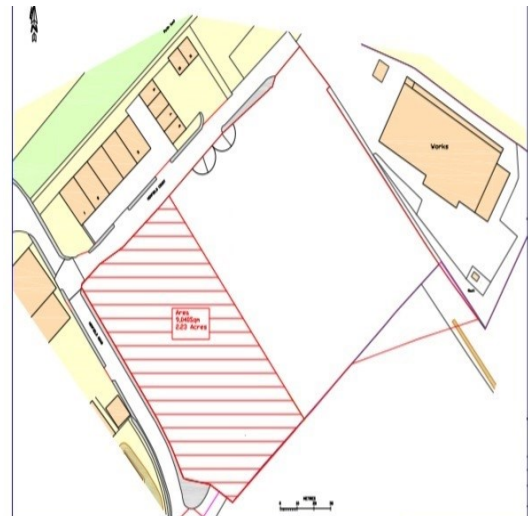
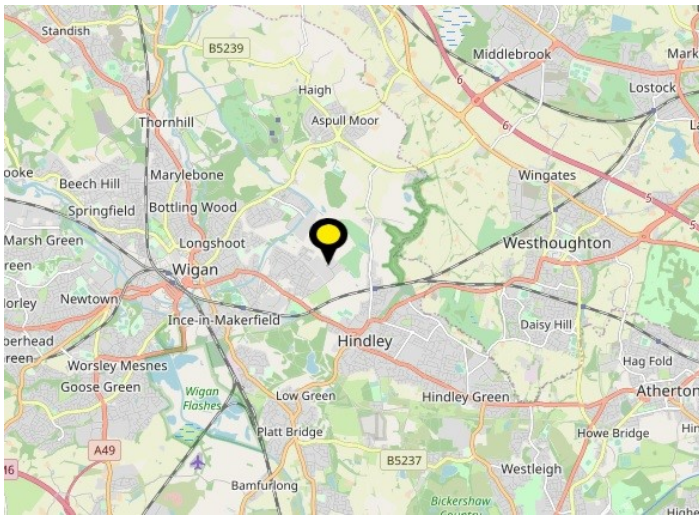
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## Location

The subject site is situated off Makerfield Way in a predominately commercial and industrial location of Ince to the east of Wigan town centre. Makerfield Way provides easy access to the A577 Manchester Road which, via Hindley and Westhoughton and the A58, connects to the M61 motorway.

## Description

The site of a former warehouse facility, the site now offers extensive concrete hardstanding throughout being securely fenced around its perimeter. The site is considered suitable for open storage purposes.

## Services

It is believed that main services are available to the site however interested parties are required to make their own enquiries regarding service connection arrangements.

## Terms

The compound is available to let by way of a new lease for a term of 5 years. Shorter term lettings will be considered.

## Area

The compound extends to circa 2.23 acres in total or thereabouts.

## Rating

Interested parties should make their own enquiries to the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) in respect of any business rates liability that may arise from their occupation.

## Planning

All parties should make their own enquires to satisfy themselves that the compound has the correct consent for their own required use.

## Rental

On application.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable on this transaction at the prevailing rate. Your legal adviser should verify.

## Legal costs

Each party to be responsible for their 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 release of any legal documentation.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Oct 2020

Ref: AG0550

### Subject to contract

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