



**£10,000 Per Annum**

Land At Swan Meadow Road, Wigan, Wigan, Greater Manchester, WN3 5BD

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This is a unique parcel of land with direct adopted highway access off Swan Meadow Road which lies adjacent to Eckersley Mill.

We understand from the owner that the land has an established industrial use, and can be used for material storage, community garden or small open events.

The term proposed is a 12-month agreement with agreement type to be confirmed dependent upon use.

We are not aware of any business rates applicable; any rates will be payable by the tenant.

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## Aerial Plan

## Canal Frontage

## Yard area

## Canal frontage

## Plan

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		