

YARD 62 KIRKLESS INDUSTRIAL ESTATE, CALE LANE, NEW SPRINGS, WIGAN, WN2 1HF



1 Acres (0.4 Hectares)

- **OPEN STORAGE SITE**
- **WITHIN SECURE ESTATE**
- **ACCESSIBLE LOCATION**



LOCATION

The premises are situated within the long established Kirkless Industrial Estate, off Cale Lane, Wigan.

DESCRIPTION

The site comprises of a part surfaced and part unsurfaced yard, which has been used for a variety of purposes in the past.

ACCOMMODATION

	Acres	Hectares
Total Area	1	0.4

(Measurements to be confirmed)

SERVICES

We believe main services are available, with the exception of gas.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

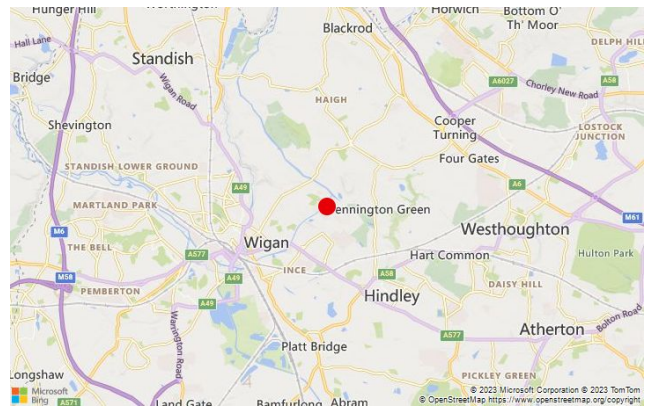
£20,000 per annum.

LEASE TERMS

By way of a new lease.

LEGAL FEES

Each party to be responsible for their own legal fees.



SERVICE CHARGE

A service charge is levied to cover maintenance of common areas and security.

RATES

We understand the Rateable Value is £11,250 per annum.

USE

No waste uses will be allowed on this site.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**

YARD 62, KIRKLESS INDUSTRIAL ESTATE



1 acre

0.405 ha

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Property

Yard 62, Kirkless Industrial Estate, Cale Lane, Aspull, Wigan, Lancs, WN2 1HF

Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

Valuation

Current rateable value (1 April 2023 to present)

£11,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£11,250
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£6,900

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Land used for storage and premises

Local council

Wigan

Local council reference [Help with Local council reference](#)

00C157004310

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
631586Base rate [Help with Base rate](#)
£6.50Measurement method [Help with Measurement method](#)
OtherTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
148G[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses various methods to value properties. A ‘rental’ method is used most often.

The VOA gathers information about rents paid for properties. It analyses the information and works out a price per square metre. It may consider things like property age, construction and location. The price per square metre is applied to the floor area of the property.

[More about how business properties are valued](#)

Land used for storage floor areas

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor unsurfaced, fenced land	2,323.56	£4.88	£11,339
Total	2,323.56		£11,339

Valuation

Total value £11,339

Rateable value (rounded down) £11,250

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Help with current valuation

[Show all sections](#)

[You want to change something in this valuation , Show](#)

[How the rateable value is calculated , Show](#)

[The rateable value and your business rates bill , Show](#)

[Business rates relief , Show](#)

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