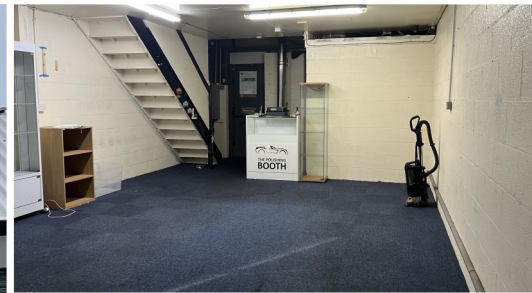


Unit 9 Traceys Industrial Estate,  
Wigan Road, Leyland PR25 5UA

to let

Business unit  
77.65 SQM (836 SQFT) incl. mezzanine



£Rent on application

- Excellent business unit suitable for a variety of uses subject to consents
- Useful mezzanine area
- Small business rates relief qualifying
- 3 parking spaces
- Within 1 minute drive from J28 of M6 motorway

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Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

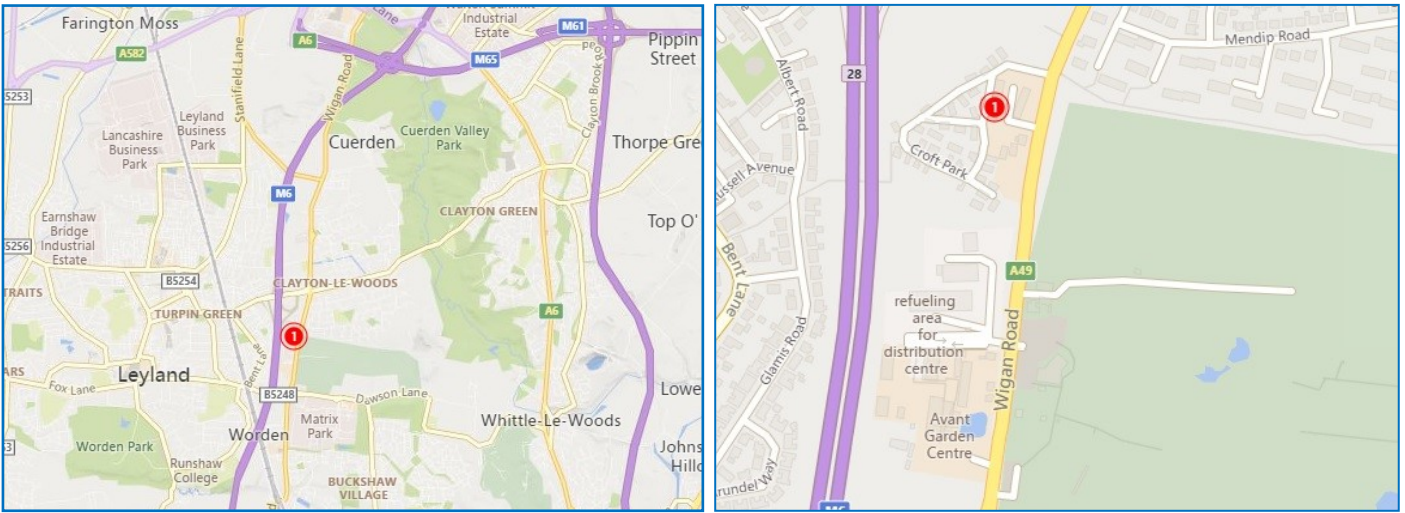
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## Location

The subject is situated within a terrace of similar units to the rear of Traceys Petrol filling station to the west side of Wigan Road (A49) on the outskirts of Leyland on the east side of the M6 motorway and just north of Chorley town centre. The property is ideally positioned for regional road network connectivity with direct access onto the A49 which in turn leads to J28 of the M6 motorway within 1 minutes drive and beyond, to the north, to Preston and south leading to Chorley town centre.

## Description

The subject comprises a traditional purpose built business unit providing open plan accommodation at ground floor with a mezzanine floor offering open plan accommodation suitable for light use. The unit benefits a roller shutter door which, when lifted, reveals a timber framed retail style frontage with double opening doors allowing access to the unit. Internally the accommodation benefits a small reception/vestibule and WC with stairwell leading onto the mezzanine which has previously been utilised as a prep area and small office. The property is fully alarmed and benefits 3 exclusive parking spaces.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances will or have been tested.

## Accommodation

The property provides the following accommodation.

	SQM	SQFT
Ground Floor	45.85	493
FF Mezzanine	31.80	342

## Rating

The property is assessed for business rates as a shop & premises with a rateable value of £5,000. Please note therefore that the property qualifies for small business rates relief for qualifying businesses.

## Service Charge

In addition to rent the tenant will be responsible for a service charge for upkeep and maintenance of communal estate areas along with separate payment for building insurance premium.

## Terms

The property is available to let on flexible lease terms to be negotiated. A deposit may be requested

## Rent

On application.

## VAT

All figures are quoted exclusive of Value Added Taxation.

## EPC

The unit has an Energy Performance Rating of D-76.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may 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

March 2024 AG0738

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.