

**FOR
SALE**



Multi Let Industrial Estate **Approx. 12 Acres with undoubted** **development potential**

Firsdale Industrial Estate
Nangreaves Street
Leigh WN7 4TN

- Currently rental income over £170,000
- ERV £233,500
- Approximately 25 units

0161 833 9797
www.wtgunson.co.uk

Location

Leigh comprises part of the Metropolitan Borough of Wigan being approximately 8 miles south east of Wigan and 10 miles west of Manchester City Centre. The town has an urban population of approximately 46,000.

The estate is accessed via Nangreaves Street to the west of Leigh Town Centre and adjoining open countryside.

The newly developed Leigh Marina and Pennington Flash Country Park are both a short distance to the south west of the estate.

All of the usual local facilities are readily available in the area.

General Description

The estate comprises a range of 1970s industrial units, yard areas together with approximately 5 acres of adjacent land, currently designated greenbelt. The developed part of the estate extends to approximately 7 acres.

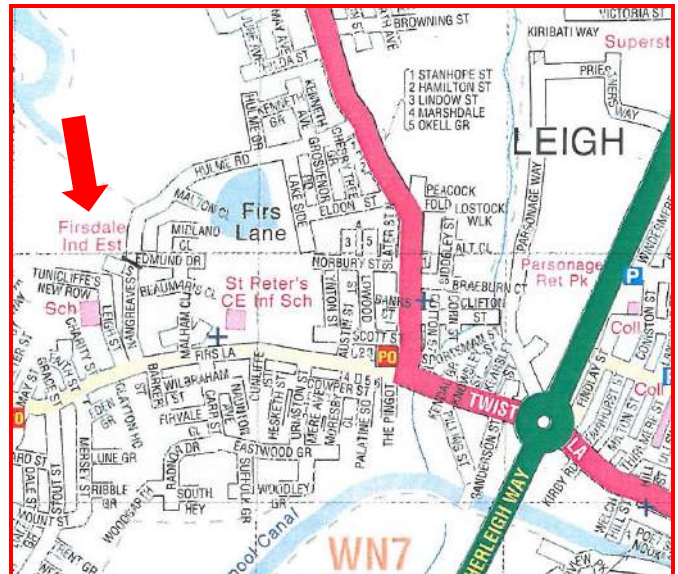
The estate is let to a variety of local businesses mainly on short term leases drafted on F.R. and I. terms. There are no long term tenancies. Tenancy schedule available on request.

Tenure

The estate is held mainly freehold and free from chief rent. There is one small area which is held long leasehold subject to a nominal ground rent and a further small area subject to possessory title.

Price

Offers invited in excess of £1.75Million.



VAT

We are advised that the sale will be subject to V.A.T.

EPCs

Available on request.

Viewing

By appointment with the sole agents:

Mark Grayshon (mark.grayshon@wtgunson.co.uk)

W T Gunson

OR

Simon Miller (simon@millerspropertyservices.co.uk)

MILLERS COMMERCIAL

Date of Preparation: 13 November 2015

