

MOTOR TRADE INDUSTRIAL UNIT 4590 SQ FT



FOR LET
£2,500 P.C.M



Anderton St / Manchester Rd Ince Wigan WN2 2BH

- ✓ 4590 SQ FT GR FLOOR
- ✓ PROMINENT POSITION
- ✓ ESTABLISHED GARAGE
- ✓ 3- PHASE ELECTRICS
- ✓ HEAVY PASSING TRAFFIC
- ✓ SPACIOUS OPEN UNIT

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DESCRIPTION

Unit Available -Ideal for Motor Trade

Unit 1 & 2 totalling 4590 SQ FT, previously a car body repair, tire bay, mechanics, and MOT centre for 30 years, offers a strong opportunity for motor trade businesses. Key features include large shutters, five ramps (with space for more), workshop space, office, communal facilities, on-site parking, and 3-phase electrics. Suitable for a range of uses including motor trade, all considered. Unit 3 also coming available soon.

- 24/7 Access
- Gated Shared Yard
- No VAT payable
- Building Insurance & Service Charge: TBC
- Business Rates: Current rateable value (April 2023 to present):
Unit 1: £7,200
Unit 2: £6,400

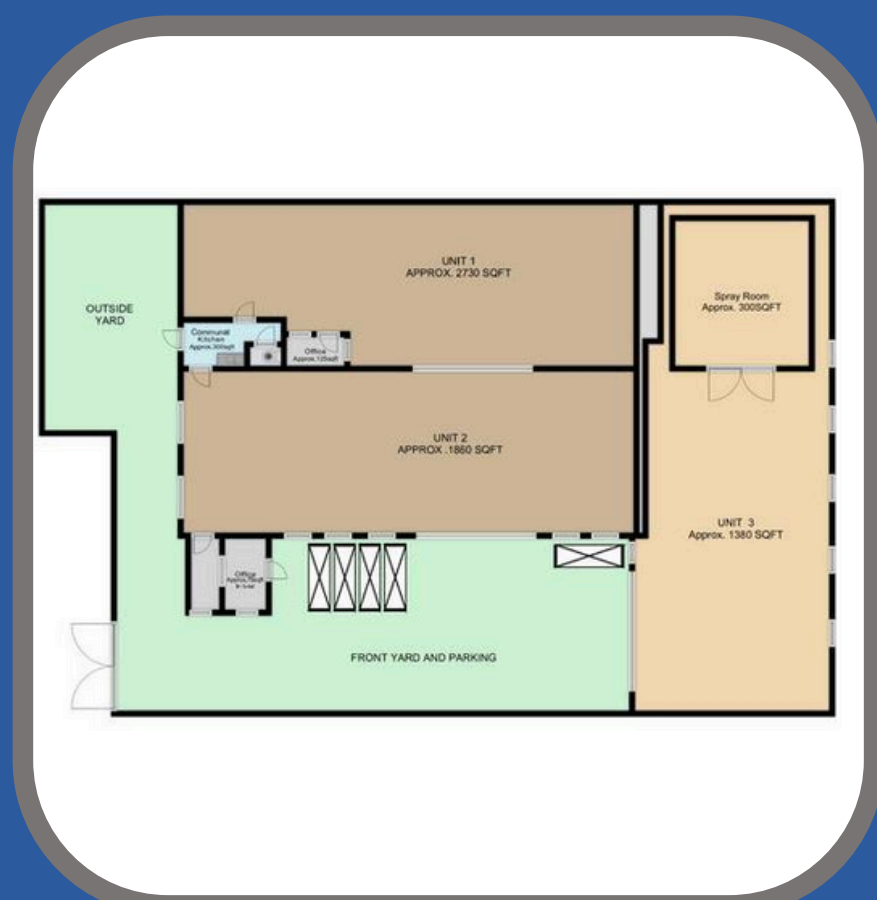
LOCATION

Prominently located on the corner of Anderton Street, fronting the busy A road, Manchester Road, in Higher Ince, Wigan (WN2 2BG). This high-visibility location benefits from significant daily passing traffic (approximately 18,000 vehicles) and is situated within a mixed commercial and residential area.

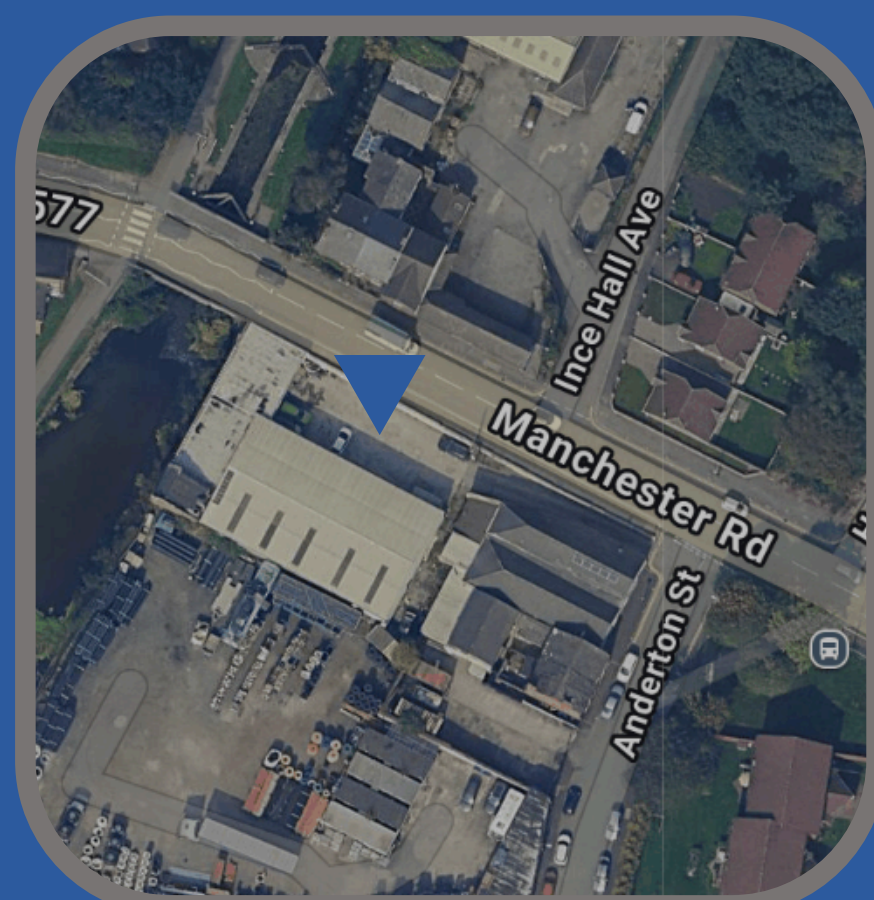
The location offers convenient access to Wigan town centre and the wider North West region. Local amenities, public transport links and the motorway Network are within easy reach.

- Rental: £30,000 PER ANNUM
- Size: 4590 Sq Ft.
- Lease: Terms Negotiable

LAYOUT



FLOORPLAN



LOCATION



MAP