

To Let

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

COMING SOON / UNDER CONSTRUCTION
BRAND-NEW INDUSTRIAL UNIT

**Common Lane, Tyldesley,
Manchester M29 8DD**



For illustration purposes only

□ c **2,150** sq ft
(199.74 sq m)

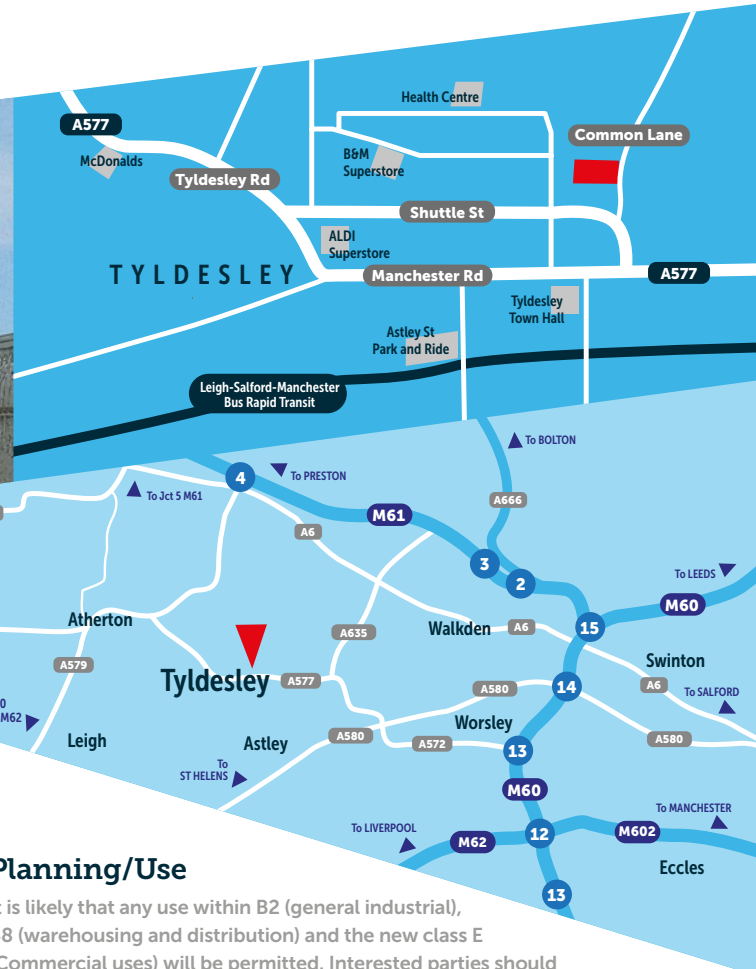
- Brand-new detached unit
- Suitable for a variety of uses (subject to planning)
- Town centre location
- Easy access to motorway network
- Large enclosed/secured yard
- Extra off-street parking area available by negotiation

0161 885 3232
youngandco.org.uk

Dean Young
07825 170 475
dean@youngandco.org.uk

COMING SOON / UNDER CONSTRUCTION
BRAND-NEW INDUSTRIAL UNIT

Common Lane, Tyldesley Manchester M29 8DD



Description

The premises will comprise a brand-new warehouse facility (currently under construction).

The unit will be of brick and steel portal frame construction with metal profile steel clad roof and side elevations. There will be new 2 storey internal offices and a substantial mezzanine.

Externally there is a large private secure yard area with access by metal gates.

The property is particularly suited to "town centre uses" which might include trade counter/builder's materials/supplies/vehicle, cycling, mobility scooter, outlet clothing, household goods/products type sales (subject to obtaining the necessary planning consent).

The incoming tenant has an opportunity to discuss the internal fit out (during the initial stages of the rebuild/construction).

Location

The property is situated on Common Lane within Tyldesley town centre and is therefore extremely well located for all amenities.

Access to the East Lancs Rd is via the nearby A577 (Manchester Rd) - and this gives excellent connections to the motorway network at J4 of the M61 and J13 of the M60 which are c 3 miles to the north and east respectively.

Accommodation

The previous property on site was destroyed by a fire but it will be demolished and completely rebuilt.

We will measure the space when this is possible (when we are permitted to do so).

We have been advised that the previous building was c 2,150 sq ft or thereabouts and the new unit will be a very similar size.

Planning/Use

It is likely that any use within B2 (general industrial), B8 (warehousing and distribution) and the new class E (Commercial uses) will be permitted. Interested parties should make their own enquiries at Wigan MBC.

Rent/Terms

The property is available by way of a new full repairing and insuring lease. Rental upon application (will depend upon the length of the term/covenant etc).

VAT

All terms quoted are exclusive of VAT and other outgoings which will be charged at the prevailing rate.

Legal Costs

Each side will be responsible for its own legal costs incurred during the transaction.

Rates

The property will be reassessed once it is practically completed.

EPC

An EPC will be produced once the building has been constructed/completed.

Viewing

By appointment with the sole letting agents Young and Co (contact Dean Young).

**Young
& Co**
PROPERTY
CONSULTANTS
LIMITED

0161 885 3232
youngandco.org.uk

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Dec 2023.

Dean Young
07825 170 475
dean@youngandco.org.uk