

To Let/  
May Sell



# Detached Car Showroom and Premises with Forecourt

4,642 SQ FT (431.24 SQ M)

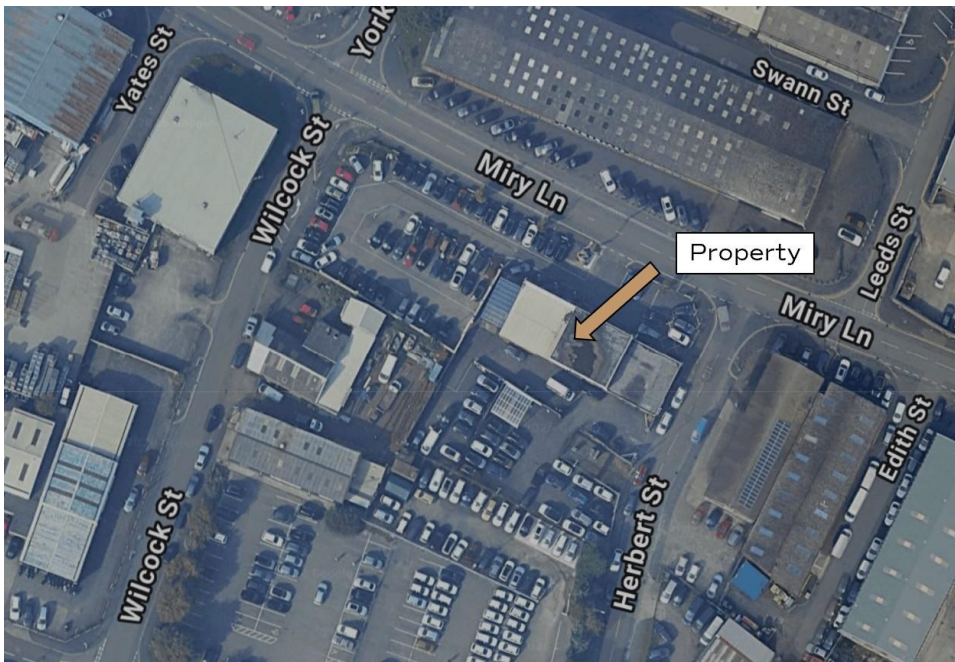
📍 53 MIRY LANE, WIGAN, WN3 4AF

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Detached car showroom and workshop facility
- Established commercial location in Wigan
- Excellent access to the M6, M61 & A580
- Positioned on Miry Lane between Herbert Street & Wilcock Street
- Strong connectivity to Greater Manchester & the North West
- Extensive display forecourt parking areas
- Showroom, offices and staff/customer facilities
- Workshop space
- Rental: £75,000 per annum exclusive
- May Sell - Price on Application



## LOCATION

Wigan is located within Greater Manchester, approximately 7.9 miles south-west of Bolton, 10 miles north of Warrington and 16 miles north-west of Manchester. The town benefits from excellent road connectivity via the nearby M6 and M61 motorways, together with access from the A577, A58, A573, A49 and A580 East Lancashire Road.

The property is situated on Miry Lane, between Herbert Street and Wilcock Street and benefits from extensive display forecourt parking areas accessed from both Miry Lane and Herbert Street.

## DESCRIPTION

The property comprises a detached car showroom and workshop facility of traditional brick construction beneath a shallow pitched aluminium plastisol coated roof.

Internally, the accommodation includes a showroom, offices, customer and staff welfare facilities, together with two workshop areas incorporating vehicle ramps and motor trade equipment. A separate first floor provides additional office accommodation including a boardroom and server room.

The site as a whole, which has been scaled from the Nimbus online mapping system, extends to approximately 0.784 acres (0.319 hectares).

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Showroom & Workshops	431.24	4,642

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £75,000 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## MAY SELL

The owner may consider a sale of the property. Price on Application.

## USE

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wigan Council).**

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £43,750, with effect from 1st April 2026. **Interested parties are advised to clarify the amount payable direct with the Local Rating Authority (Wigan Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of E(104). The certificate is valid until 19th September 2032. A full copy of the Report is available upon request.

## DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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### Nathan Broughton | Graduate Surveyor

BSc (Hons)

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**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



**TURNER WESTWELL LIMITED** is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.