

To Let  
Rental Offers Invited



# Detached Two-Storey Showroom Premises & Forecourt

2,753 SQ FT (255.81 SQ M)

📍 2A TOOGOOD LANE, WRIGHTINGTON, WIGAN, WN6 9PL

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Located in the semi-rural and affluent location of Wrightington
- Excellent access to the M6 motorway network
- Convenient reach of Manchester, Liverpool, Preston and Wigan
- Close to Appley Bridge railway station
- Flexible open-plan showroom and office accommodation
- Former MOT/testing bay with roller shutter access
- Forecourt frontage with additional on-site parking
- May suit alternative uses – subject to planning permission
- Rental proposals are invited for the property, dependent on use



## LOCATION

The subject property is situated on Toogood Lane in Wrightington, a well-regarded, affluent and semi-rural location in West Lancashire that combines a pleasant countryside setting with good accessibility.

The surrounding area is characterised by open farmland and attractive rural views, whilst remaining within easy reach of the region's main commercial centres.

Wrightington benefits from excellent road connections via the nearby M6 motorway, providing convenient access to Wigan, Chorley, Preston, Manchester and Liverpool.

Appley Bridge railway station is located less than 3 miles to the south of the property, offering further regional and national rail links.

The property is well placed for a range of local amenities and services, including Wrightington Hospital, local shops, public houses and surrounding residential areas. Overall, the location provides an attractive working environment with the benefit of strong transport connections and nearby amenities.

## DESCRIPTION

The subject property comprises a detached two-storey standalone motorbike showroom of cavity red brick construction set beneath a pitched concrete tile roof covering. The right-hand elevation incorporates glazed aluminium entrance doors along with a manual roller shutter door providing access into the former testing and MOT bay.

The ground floor is open plan in nature, with a breeze blockwork wall separating the main showroom area from the Testing/MOT bay. The showroom area comprises both plaster painted and slated walls, with a tiled floor covering set beneath a suspended ceiling which incorporates LED Panel lights.

The first floor is open plan once again and provides for office accommodation along with eaves storage either side of the office. The accommodation features carpeted floor covering, slatted walls and is set beneath a suspended ceiling.

Externally, the property benefits from a forecourt area to the front elevation together with additional parking/loading to the rear for approximately 3 vehicles, or larger goods vehicles.

## 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
Ground Floor	175.58	1,836
First Floor	85.23	917
<b>Total</b>	<b>255.81</b>	<b>2,753</b>

## SERVICES

The mains services connected to the property to include water, 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

Available by way of a new Tenant's Full Repairing and Insuring lease for a minimum term of 3 years.

## RENTAL AND VAT

Rental offers are invited for the property, dependent on use.

VAT may be applicable and if so, will be charged at the prevailing rate.

## Use

Sui Generis (Motorbike Showroom). **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 (West Lancashire Borough Council).**

## EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,200, with effect from 1st April 2026. 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.

**Interested parties are advised to make their own enquiries with the Local Rating Authority (West Lancashire Borough Council) to establish the rates payable for the property.**

## LEGAL COSTS

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

## 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.

**Nathan Broughton** | Graduate Surveyor

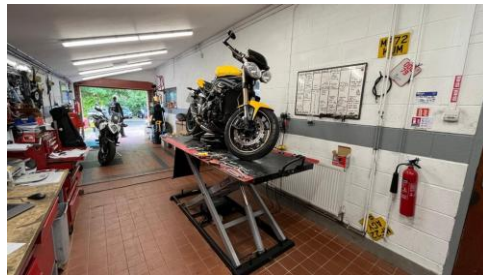
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