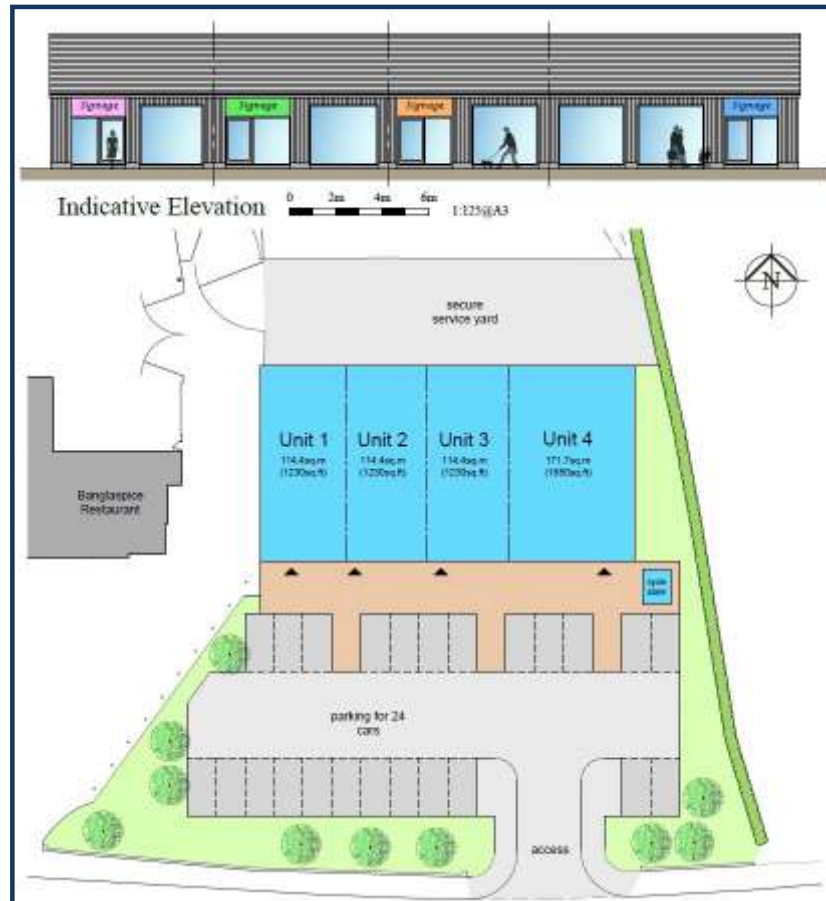


# MORGAN

# MARTIN

## LEYLAND/CHORLEY/BUCKSHAW Wigan Road PR25 5SB



### TO LET

### New Retail Development (Subject to Planning Consent)

Units from 114.4 sq m (1,230 sq ft)  
to 514.9 sq m (5,543 sq ft)

### With On-Site Parking for 24 Vehicles

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

## **LOCATION**

The development will be situated on the site of the Thorntrees Garage fronting Wigan Road (A49) on the edge of Leyland, Chorley and Buckshaw Village in an area of extensive residential development. Sites nearby are currently being developed by David Wilson, Taylor Wimpey and Redrow to provide circa 1,500 new homes. There is a lack of local retail offer in the area and this site will be serving the local community.

## **DESCRIPTION**

The scheme will comprise the conversion of the existing showroom together with the development of a new larger unit.

## **POTENTIAL UNIT SIZES**

The units will provide the following approximate gross internal floor areas and can be developed to meet occupiers' demands:

Unit 1:	114.4 sq m	(1,230 sq ft)
Unit 2:	114.4 sq m	(1,230 sq ft)
Unit 3:	114.4 sq m	(1,230 sq ft)
Unit 4:	171.7 sq m	(1,850 sq ft)

## **CAR PARKING**

On-site parking for 24 vehicles.

## **LEASE TERMS**

The units will be available on new 10 year full repairing and insuring leases with upward only rent reviews at the fifth year.

## **RENTAL**

Upon application.

## **VAT**

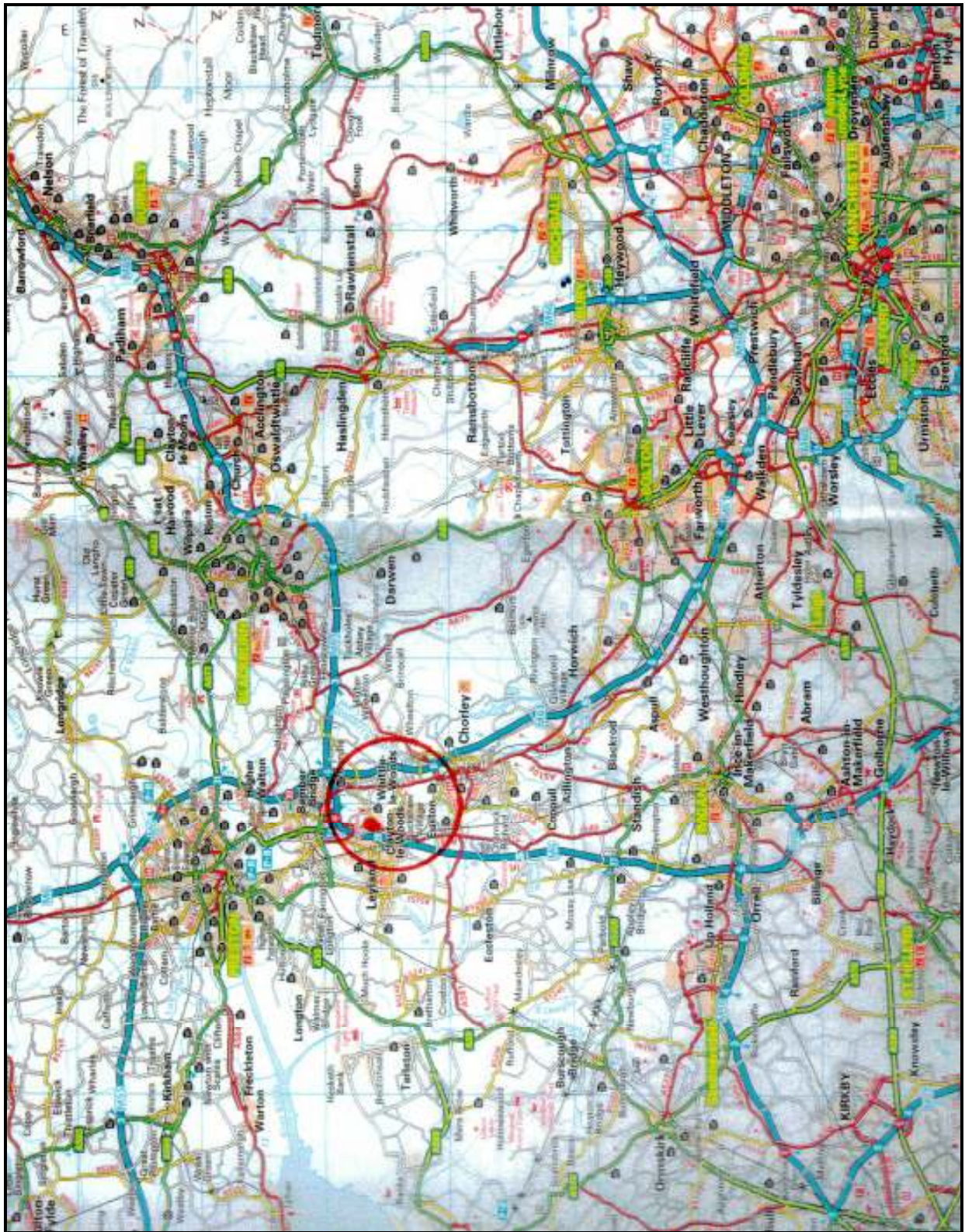
All rents are prices quoted are, or may be, subject to the addition of VAT at the prevailing rate.

## **LEGAL COSTS**

Each party are to be responsible for their own legal costs.

## **FURTHER INFORMATION**

Please contact: Charles D. Bell  
Telephone: 01772 556666  
Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street  
Preston  
PR1 3LT

**MORGAN**

**MARTIN**

**01772 556666**