

to let

Car Sales Site



Kings Business Centre  
Warrington Road  
Leigh  
WN7 3XG

- A Car Sales Site, Including Approximately 18 Display Car Spaces and Office.
- Prominently Situated Fronting Warrington Road.
- Close Proximity to the A580 Which Links Manchester and Liverpool.

MORGANWILLIAMS.com

01925 414909

## Location

Prominently situated fronting Warrington road, with in close proximity to the (A580) East Lancashire Road which links Manchester and Liverpool. The site is excellently situated for passing trade.

Warrington Road is the principal route into Leigh from Culcheth and Warrington.

## Description

A car sales site including, approximately 18 display car spaces and office.

The site is accessed from Warrington Road to a forecourt of asphalt.

## Accommodation

Forecourt:

Approximately 18 display car spaces, 6 of which front Warrington Road.

Modular Building.

## Rates

Rateable Value: £18,250

Payable 2018/19: £8,997

## Lease Terms

The site is offered on a new full repairing and insuring lease for a term of years to be negotiated at a rental of £1,750 per month inclusive of rates and water.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Malcolm Morgan      MMorgan@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Date—Address



Enterprise Green  
Shaded Areas

Car  
Lease

CarLease

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