PETER E GILKES & COMPANY
44 Market Street, Chorley, Lancashire, PR7 2SE
Tel 01257 266999
Email info@peteregilkes.co.uk

FOR SALE

GARAGES, CONTAINERS & STORAGE LAND
OFF MILL STREET
LEYLAND
PR25 1TT



Price: £445,000

- Established and secure storage compound.
- Includes 35 garages and 4 containers.
- Fully let investment achieving £42,240 per annum.
- Site area 0.45 acres including access road.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

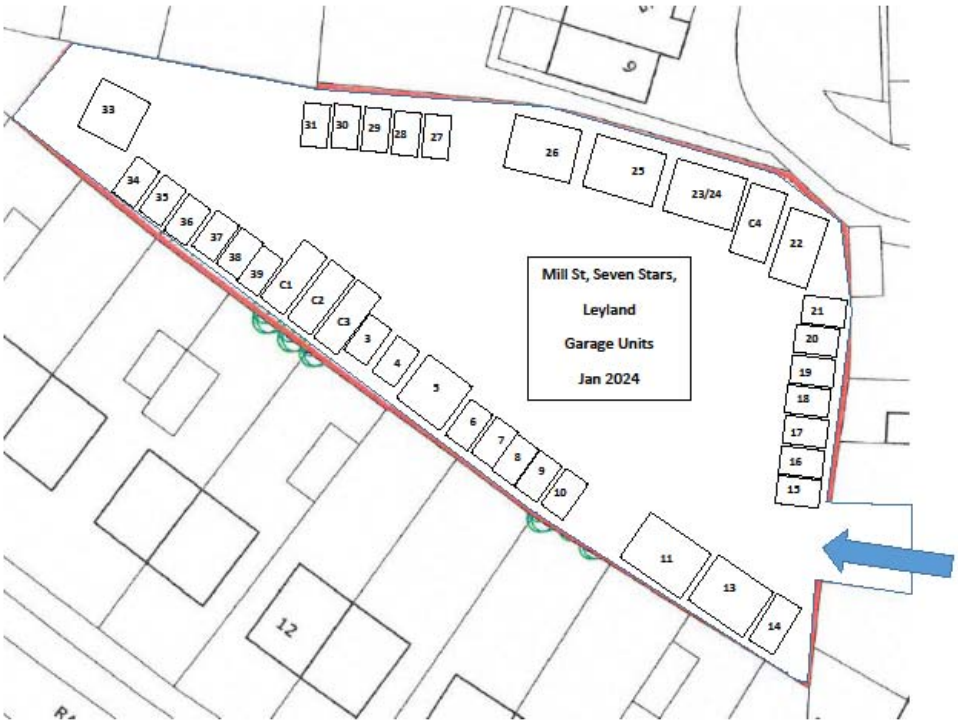
Description: Fully let storage yard including 35 garage units and four steel containers occupied individually under Tenancy At Will Agreements.

The site area is 0.45 acres including access road and maybe suitable for redevelopment subject to Planning.

Location: Situated on the outskirts of Leyland the site has convenient access from Mill Street with the site secured by gate entrance.

Accommodation: Please refer to the attached Schedule.
(all sizes are approx)

Sale Price: £445,000 (Four Hundred and Forty Five Thousand Pounds).



Assessment: According to the Valuation Office website each garage and container has been assessed individually with the Tenants responsible for payment of Business Rates. All parties should make their own enquiries to South Ribble Borough Council's Business Rates Department on 01772 625625.

Services: We understand that no services are available on the site.

Energy Rating: An Energy Performance Certificate is not applicable.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Entrance Access



Exit Access













Floor area calculations for garage units at Mill St Leyland in m2 and square ft.

	METRIC			IMPERIAL			
Garage.	Width (m)	Length (m)	Area (m2)	Width (ft)	Length (ft)	Area (sq ft)	
G3	2.5	4.8	12.000	8' 2"	15' 9"	129.17	
G4	2.6	4.87	12.662	8' 6"	16'	136.29	
G5	4.9	4.8	23.520	16' 1"	15' 9"	253.17	
G6	2.68	5.42	14.526	8' 10"	17' 9"	156.35	
G7	2.68	5.42	14.526	8' 10"	17' 9"	156.35	
G8	2.68	5.42	14.526	8' 10"	17' 9"	156.35	
G9	2.68	5.42	14.526	8' 10"	17' 9"	156.35	
G10	2.68	5.42	14.526	8' 10"	17' 9"	156.35	
G11	4.7	5.22	24.534	15' 5"	17' 1"	264.08	
G13	4.8	4.84	23.232	15' 9"	17' 1"	250.07	
G14	2.1	4.8	10.080	6' 11"	15' 9"	108.50	
G15	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G16	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G17	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G18	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G19	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G20	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G21	2.6	4.86	12.636	8' 6"	15' 11"	136.01	
G22	3.8	5.84	22.192	12' 6"	19' 2"	238.87	
G23	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G24	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G25	5.43	5.916	32.124	17' 10"	19' 5"	345.78	
G26	4	5	20.000	13' 1"	16' 5"	215.28	
G27	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G28	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G29	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G30	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G31	2.6	4.8	12.480	8' 6"	15' 9"	134.33	
G33	4.9	4.9	24.010	16' 1"	16' 1"	258.44	
G34	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
G35	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
G36	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
G37	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
G38	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
G39	2.6	4.85	12.610	8' 6"	15' 11"	135.73	
C1	2.35	5.9	13.865	7' 9"	19' 4"	149.24	
C2	2.35	5.9	13.865	7' 9"	19' 4"	149.24	
C3	2.35	5.9	13.865	7' 9"	19' 4"	149.24	
C4	2.35	5.9	13.865	7' 9"	19' 4"	149.24	
		Total	583.914	m2	Total	6285.249	Sq Ft