

61 Gerard Street, Ashton in  
Makerfield WN4 9AG

to let

Ground Floor commercial premises  
41.82 SQM (450 SQFT)



£9,000 per annum

- Self-contained ground floor commercial premises
- Suitable for a variety of uses including retail, beauty salon subject to required consents
- Benefits high levels of footfall in centre of Ashton
- Rear yard with 1 car parking space

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

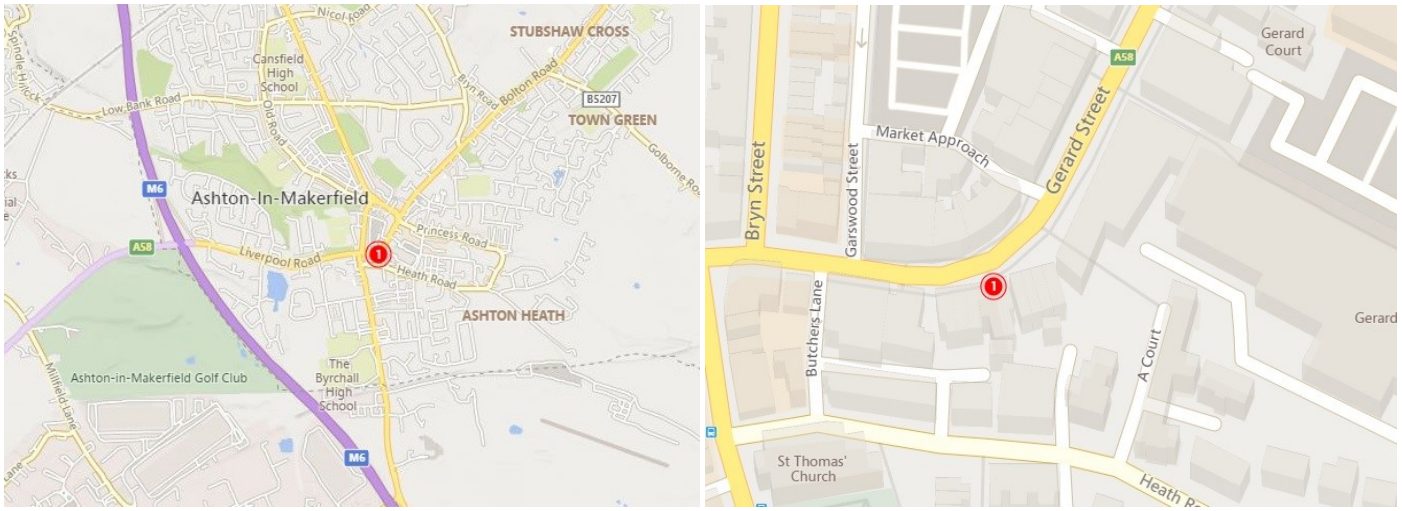
01942 741800

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



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## Location

The property is situated in the heart of Ashton and within close proximity to J23 & J24 of the M6 motorway. Occupiers nearby include Subway, KFC, William Hill and other local retailers, leisure operators and service providers.

## Description

The premises have most recently been utilised as a hair salon with a good standard of décor. The property is predominately regular in shape being split into 2 parts by way of steps meaning the rear is 3 steps higher than the front. There is a kitchen to the rear and a small store room to the side. A vestibule leads out onto the rear yard which provides 1 car parking space for the occupier.

## Services

The premises benefits mains water, drainage, gas and electric. None of the appliances or services have or will be tested.

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Retail space	27.10	292
Kitchen	7	75
Store Room	7.72	83
WC	-	-

## Rating

The property has the following entries in the 2023 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£6,000	£3,072 p.a.

## Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed. A deposit will be requested subject to the status of the proposed tenant.

## Rental

£9,000 per annum exclusive

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required prior to the issue of any legal documentation.

## VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not applicable on this transaction. Your legal adviser should verify.

## EPC

The property has an EPC Rating of C-61.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

April 2024

Ref: AG0745

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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