

The Loft, Cullraven Court, rear of
Cullraven House, Haigh Road, Haigh,
Wigan WN2 1LB

Self-contained contemporary commercial space
121.00 SQM (1302 SQFT)

to let



£19,000 per annum

- Contemporary commercial space available for a variety of potential uses including office, studio, gallery etc.
- Courtyard environment with self-contained access to accommodation
- Far reaching views over countryside
- Open plan accommodation with onsite car parking

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10 Beecham Court, Wigan. WN3 6PR

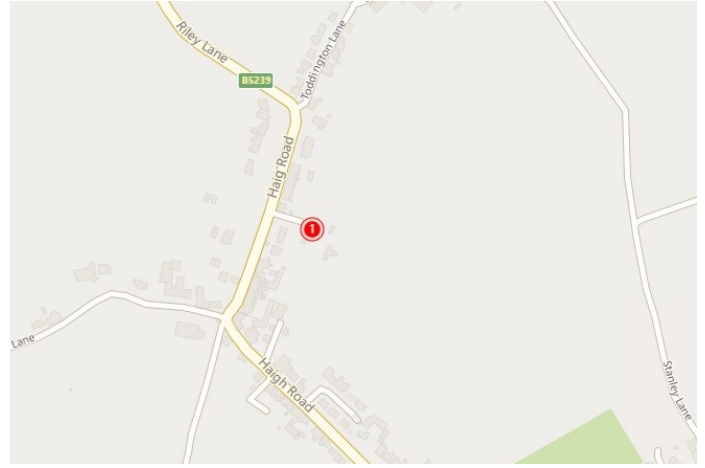
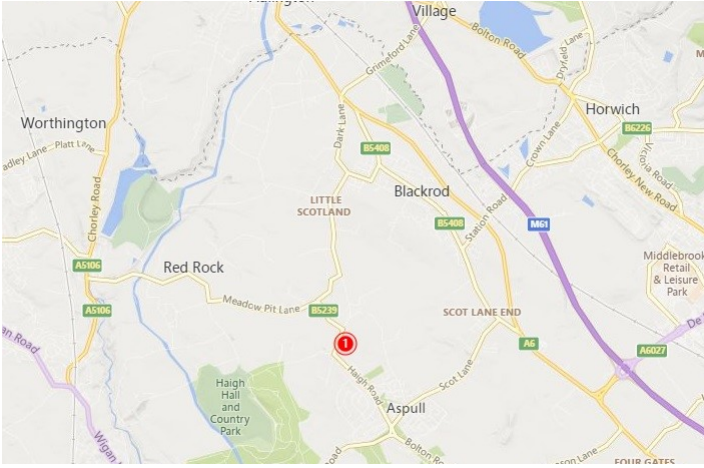
01942 741800

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Location

The subject is located within the 1st floor of a converted outbuilding situated to the rear of Cullraven House off Haigh Road within the village of Haigh to the outskirts of Wigan town centre. Haigh is a semi-rural village situated between the towns of Wigan and Bolton and benefits good accessibility to the regions motorway network. Within Haigh there are a number of commercial occupiers including public house, niche flooring shop and car sales whilst a short distance from the subject is the village centre of Aspull where convenience stores, post offices, takeaways and other service amenities are available.

Description

This unique accommodation is situated on the 1st floor of a converted outbuilding once associated with Cullraven House. The accommodation within the loft space benefits open plan layout with vaulted ceilings and feature beams and extensive natural lighting via full height glazed windows offering far reaching views over the countryside. The accommodation is set within a courtyard and benefits self-contained feature entrance leading to reception area, male, female/disabled WCs and stairwell to 1st floor spacious landing providing access into the main accommodation. Features include - LED lighting which makes the most of the space with uplighters to the vaulted ceiling and beams, air conditioning, secure and fully gated site, alarmed & CCTV with digital entry system.

Services

We understand all mains services are connected to the property to include water, electric and drainage. There is no gas connection to the property.

Accommodation

The overall accommodation extends to circa 121 sqm (1,302 sqft) the majority of which is within the main open plan space which extends to circa 85 sqm (915 sqft) with the remainder being across the ground floor reception & 1st floor landing area.

Uses

The accommodation is considered ideal for studio or gallery space but equally suited to use as a contemporary office/design space. Other commercial uses may also benefit from the unique features offered by this period building which is set within an attractive semi-rural location and benefits excellent connectivity.

Proposals

Our client has instructed us to seek rental offers in the region of £19,000 per annum

Car Parking

On site car parking is provided to the rear of the building within a fully enclosed and secure environment.

Outgoings

Tenants will be responsible for all outgoing associated with the premises to include services and business rates. (Note: the property has not yet been assessed for rates purposes and further enquiries should be made to the local authority for any business rates liabilities.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be applicable on this transaction at the prevailing rate.

EPC

An Energy Performance Certificate will be made available in due course.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

April 2024 Ref: AG0749

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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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