

Unit 2 Centurion House,
Richard Street, Ince, Wigan WN3 4JN

to let

Industrial premises with yard
635.58 sqm (6,842 sqft) incl. mezzanine
Also includes yard of circa 0.4 acres



£47,500 per annum

- Popular predominately industrial and commercial location close to Wigan town centre, train stations and amenities
- Good access to towns main arterials roads including the A49
- Secure site
- Eaves height of 7.2 metres
- Currently undergoing internal & external refurbishment works which should be completed by mid June

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10 Beecham Court, Wigan. WN3 6PR

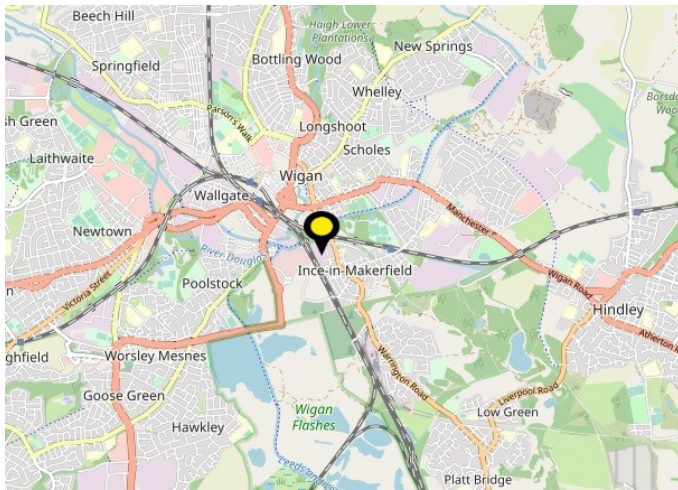
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Location

The subject property is situated off Richard Street in a predominately commercial location of Lower Ince on the east of Wigan town centre. Richard Street is accessed from Warrington Road a prominent arterial route leading into the town centre and the likes of Platt Bridge, Abram and Golborne. The A577 and the A49 roads are reached within 600 yards of accessing Warrington Road. Surrounding property uses are mainly industrial in nature including warehousing facilities, open storage yards and manufacturing units.

Description

The subject comprises a modern industrial/warehouse facility which was purpose built alongside an adjacent unit and benefits excellent external circulation and yard space which is secured with fencing and gated access. The portal frame unit provides clear span accommodation extending to an eaves height of 7.2m. At one end of the accommodation a trade counter, offices and stores have been developed with mezzanine space above. The accommodation further benefits additional mezzanine space however this mezzanine may only be available by separate negotiation. Elevations to the unit are a mix of block and brick to approximately 8ft in height with profile sheet clad material above and to the roof. The unit benefits 2 separate roller shutter access doors to separate elevations of the property, one roller shutter being 4.4m wide x 5.5 in height and the 2nd roller shutter door being 4.3m wide x 4.3 m in height.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. The warehouse is heated via a gas fired warm air blower.

Accommodation

The property provides the following accommodation

| | SQM | SQ FT |
|---|--------|-------|
| GF Office, trade counter, welfare facilities and stores | 120.00 | 1,292 |
| Warehouse | 395.58 | 4,258 |
| FF Mezzanine | 120.00 | 1,292 |

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority

| | Rateable Value (2017) | Estimated Rates Payable |
|----------------------|-----------------------|-------------------------|
| Warehouse & Premises | £27,000 | £12,824 p.a. |

Terms

The unit is available to lease for a term to be negotiated. A deposit will be requested.

Rental

£47,500 per annum exclusive.

Planning

The unit is suitable for ongoing light industrial warehousing uses. Interested parties should ensure their use meets with current consents.

VAT

We have been informed that VAT is applicable on this transaction and will be payable at the prevailing rate

Legal costs

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

EPC

The property has an Energy Performance Certificate with a rating of C-74

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

May 2021

Ref: AG0547

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

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: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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