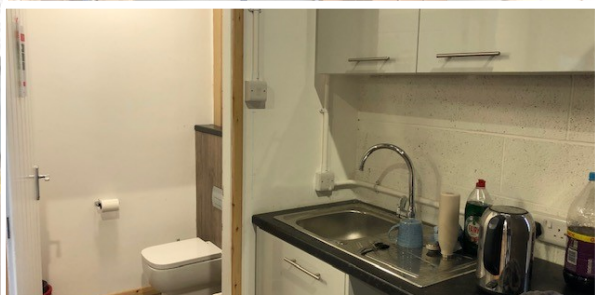


Unit 6 Ainscough Trading Estate, Mossy Lea
Road, Wroughtington WN6 9RS

to let

Industrial/Commercial Unit
126.60 SQM (1,341 SQFT) plus mezzanine



£rent on application

- Excellent small starter commercial unit
- Popular business park in which Huws Gray are the primary tenant occupier
- Good and easy access to J27 of the M6 motorway

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

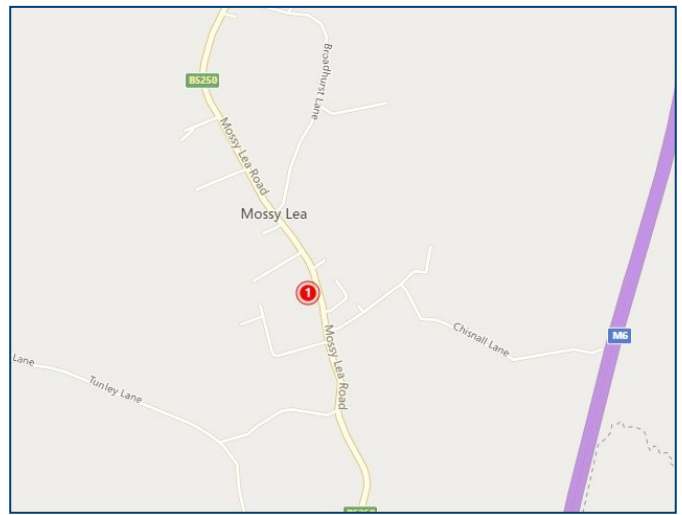
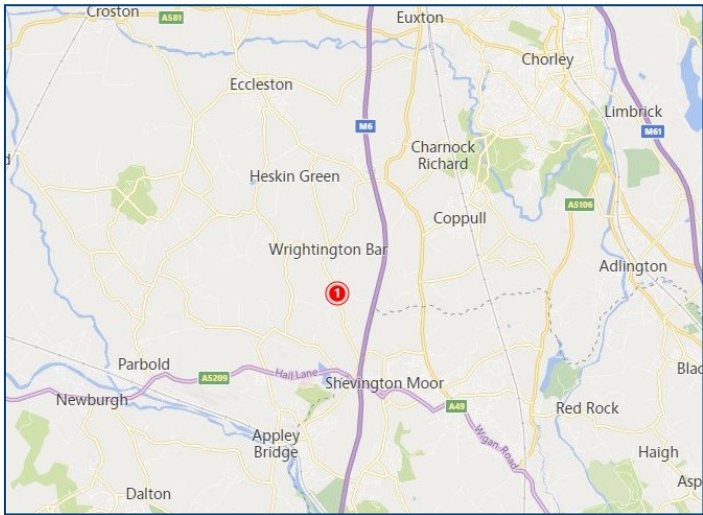
01942 741800



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Location

The property is situated within the front section of Ainscough Trading estate accessed via a shared entrance serving the estate. Ainscough Trading Estate is located in the semi-rural location of Wrightington with easy access to Junction 27 of the M6 motorway.

Description

The premises comprises a traditional workshop unit which is situated at the end of a terrace of similar units and benefits access over communal estate roads which are concrete surfaced but has the benefit of its own small yard area to front and side providing loading and access to the unit and some car parking. The property has a minimum eaves height of 3 metres (maximum 7.2m) and benefits electric roller shutter access door (4.4m wide x 3.9m high) and benefits WC and kitchenette facilities. The unit is constructed with block internal walls and a combination of profile metal sheet cladding and block external elevations with a pitched profile sheet clad roof. Windows to the side elevation provide natural light and views out over open fields.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note the unit does not benefit any heating. No services connection nor appliances have not been or will be tested.

Accommodation

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

| | SQM | SQ FT |
|--------------|--------|-------|
| Ground Floor | 126.60 | 1,341 |
| FF Mezzanine | 58.60 | 631 |

Service Charge

In addition to rental a service charge will be raised to cover communal services such as utilities and maintenance etc. Further details can be provided on request.

Rating

The property is listed on the 2017 Rating List. Applicants should make their own enquiries via the Local Authority with regards to any small business rates relief that may be available.

| | Rateable Value | Estimated Rates Payable |
|----------------------|----------------|-------------------------|
| Warehouse & Premises | £5,800 | £2,969.60 p.a. |

Rental

On application.

Details of the rental and service charge payments can be provided upon application.

Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed. A rent deposit will be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. We are advised that VAT will be payable on the transaction.

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 direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Dec 2021

Ref: AG0617

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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: 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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