

100 High Street, Standish
WN6 0HG

Prominent commercial premises

to let



£19,000 per annum

- Self-contained two storey commercial property
- 1st floor can be isolated if required and benefits own separate entrance
- Prominent position on main arterial route
- Car parking for 4-5 cars

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate 10 Beecham Court, Wigan

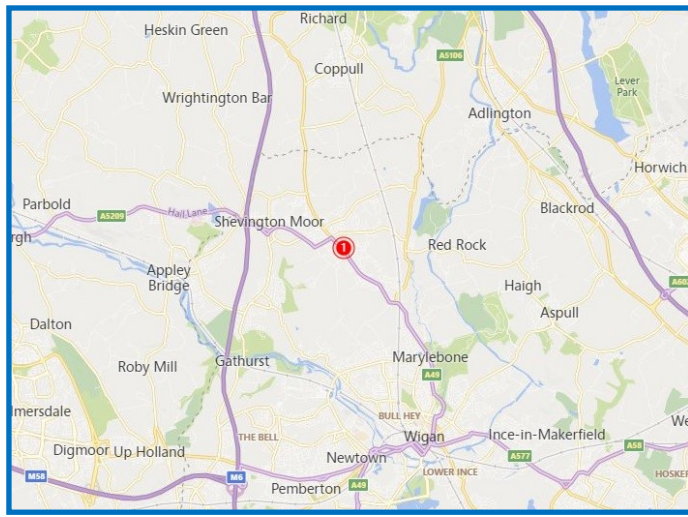
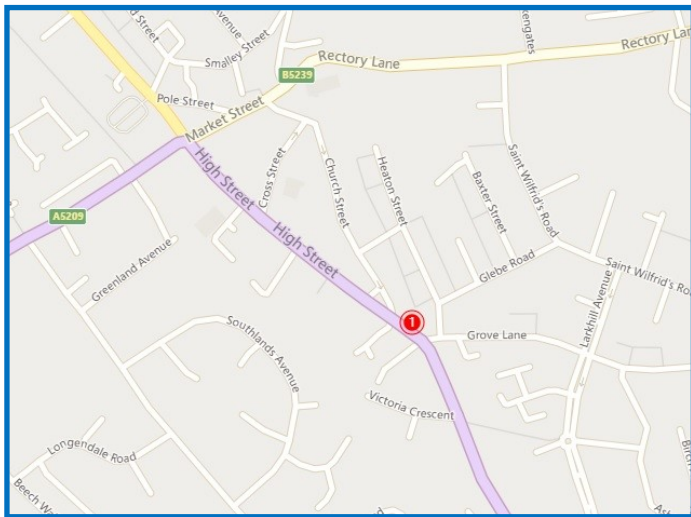
01942 741800



RICS

the mark of
property
professionalism
worldwide

www.parkinsonre.com



Location

The subject property is situated on the fringe of the township of Standish within Wigan Borough. The property fronts High Street some 150 yards walk from Standish centre, benefiting high volumes of passing traffic.

The property is situated close by to other commercial business including public houses, takeaways, retail, offices, medical practices and the soon to be completed McCarthy & Stone retirement living complex.

Description

The premises comprise a pavement fronted detached two storey attractive stone building. Internally the premises provide ground floor sales area with ancillary accommodation including WC whilst at 1st floor are 2 sales areas, storage and kitchen facility. The premises has most recently been used as a funeral directors with the internal fit out provided to a high standard and can provide a turnkey facility whilst equally offering scope for an incoming tenant to adapt relatively easily.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The configuration of the space presently provides the following accommodation however is considered suitable for adaption within the parameters of the overall space provided

	SQM	SQ FT
GF Sales Area	35.35	380
Rear Storeroom with partitioned booth	22.76	245
FF 2 x sales areas	33.25	358
Kitchen & Rooms	17.67	190
TOTAL	109.03	1,173

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should contact Wigan Council rates department to confirm and may benefit from small business rates relief

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£6,300	£3,225.60 p.a.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed.

Rent

Offers in the region of £19,000 p.a.

Planning

The premises are considered suitable for a variety of uses subject to planning. The property has previously benefited retail consent and that of a funeral parlour. Interested parties should ensure the premises has relevant planning permissions for their proposed use.

Legal Costs

The prospective lessee will be responsible for the lessors reasonable legal costs incurred in the preparation of the lease.

VAT

All prices quoted are exclusive of VAT. VAT may be applicable at the prevailing rate. Your legal representative should clarify.

EPC

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

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01772 876456

Subject to contract

Dec 2021 AG0612

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan

01942 741800

www.parkinsonre.com



RICS

the mark of
property
professionalism
worldwide

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.

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.