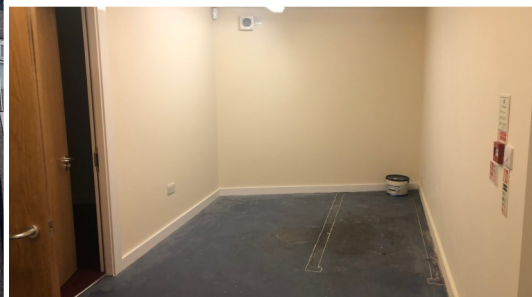


37-39 Kirkhall Lane, Leigh WN7 1SA

to let

Ground Floor Commercial premises
Circa 70.10 SQM (755 SQFT)



£10,000 per annum

- Suitable retail, office and other commercial uses subject to planning
- Busy main road with thoroughfare frontage
- Useful rear access to secure gated alley
- Well presented interior in its current configuration

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

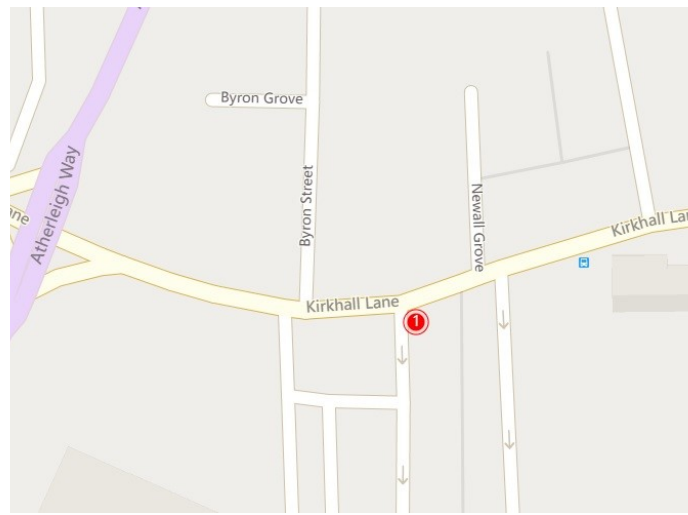
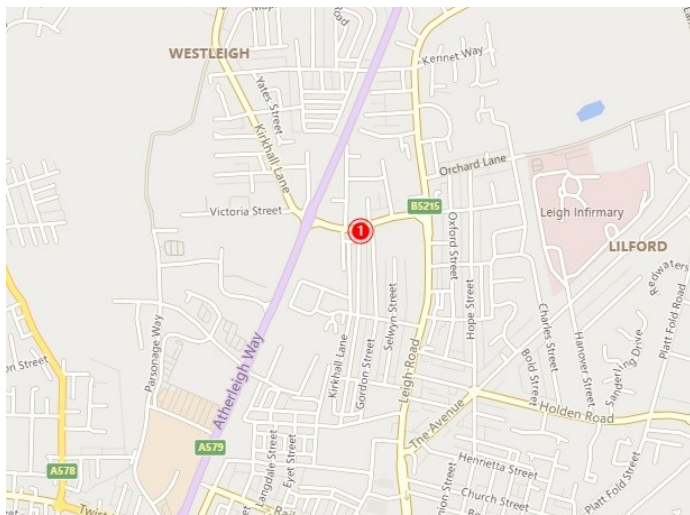


RICS

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

The property has frontage to Kirkhall Lane and a return frontage to Glebe Street on the outskirts of Leigh town centre. Kirkhall Lane is to the north of the town centre and provides for a busy thoroughfare from the main Atherleigh Way bypass through to Leigh Road both of which are main commuter routes with high volumes of traffic. The location is one of high density residential housing along with commercial uses including service providers, takeaways and convenience stores.

Description

This ground floor lock-up unit sits within a 2 storey building the upper floors of which provide for a residential flat. The ground floor is self-contained with pavement fronting access and with car parking available to Glebe Street. The property has most recently been used as a funeral parlour and as such is fitted out with what is best described as office accommodation with reception, compartmentalized offices, kitchen area, WC and a store room to the rear which benefits its own access.

Services

We understand mains services are connected to the property to include mains water, drainage, and electric. The premises currently benefit wall mounted electric heaters and a fully fitted intruder alarm system.

Accommodation

The property benefits the following accommodation:

Entrance leading to reception and open plan office, further 2 x self-contained offices, WC, kitchen and rear store room. The accommodation extends to provide an internal area of circa 70.10 sqm (755 sqft).

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£4,700	£2,406.40 p.a.

Planning

The property has recently been used as a funeral parlour and it is advised that any interested parties should seek clarification in respect of planning requirements for their proposed use.

Rental

£10,000 per annum exclusive

Terms

The property is available to let on a new effective full repairing and insuring lease on terms to be negotiated with deposit being required

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.

EPC

An Energy Performance Certificate has been commissioned and will be available in due course.

Enquiries & Viewings

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

Subject to contract

March 2022 Ref: AG0624

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity 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.



RICS

the mark of
property
professionalism
worldwide