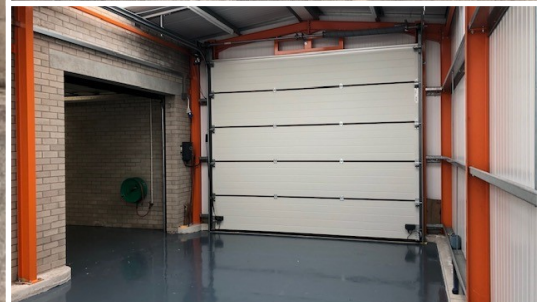
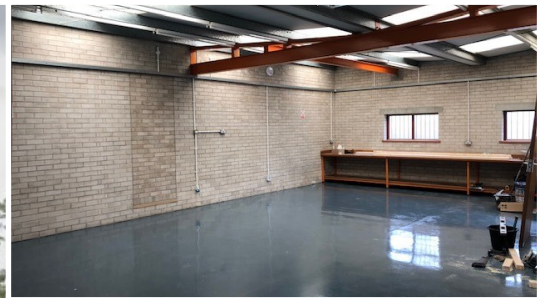


61a Gathurst Lane, Shevington, Wigan
WN6 8HW

Yard & Workshop

to let



£Rental on application

- Excellent surfaced yard with modern 2 bay workshop facility
- Village location
- Good access to M6 motorway and local amenities
- Suitable for light industrial and commercial uses

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10 Beecham Court, Wigan. WN3 6PR

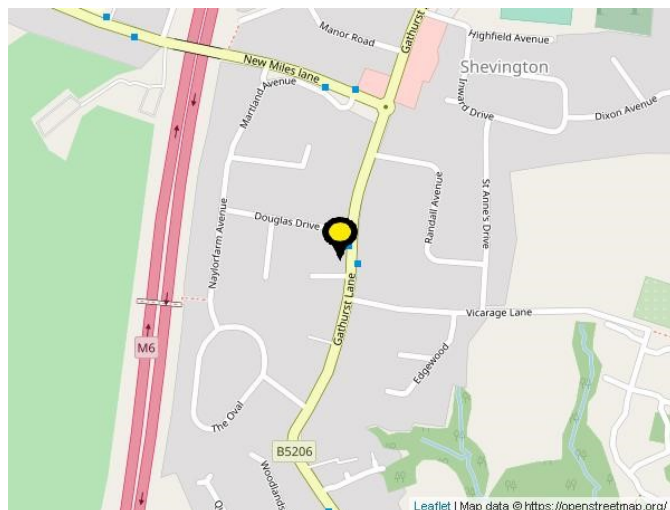
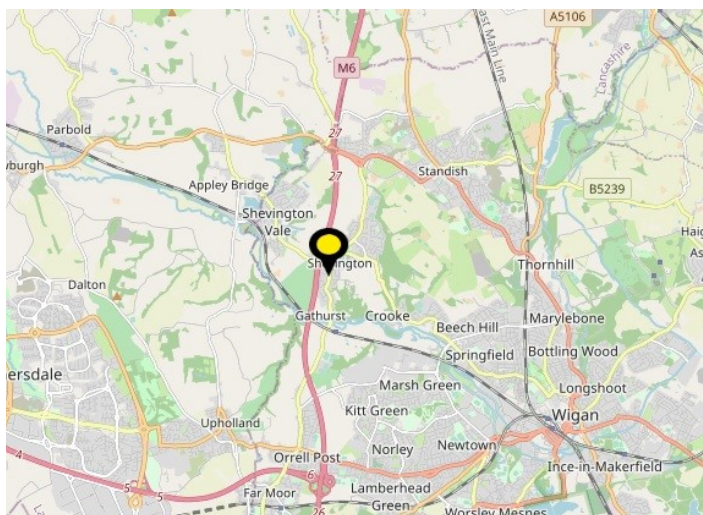
01942 741800

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Location

The subject is situated in a predominately residential area, located off Gathurst Lane just 200 yards from Shevington village centre. Residential property surrounds the subject and therefore this should be borne in mind when considering proposed uses for the property.

Description

A concrete surfaced, approximately rectangular shaped yard to the rear of which is sited a modern workshop facility. The workshop is constructed in 2 bays which are interlinked with Bay 1 benefiting an electronically operated roller shutter access door, providing vehicular access direct from the yard and Bay 2 connecting to the Bay 1 via an internal manually operated roller shutter door with access to this bay for pedestrian purposes also provided direct from the yard. Bay 1 is constructed of portal frame with insulated sheet clad walls and roof and Bay 2 constructed of block and brick walls with an insulated PVC coated cladding to the roof. The bays provided for a minimum working height of 2.8 metres extending to a maximum working height of 3.7 metres and are extremely well presented with a concrete screed floor and with bay 2 containing a small office and natural lighting via windows to one elevation.

Terms

The property is available to let on a new full repairing and insuring lease basis at a term to be negotiated.

Services

We understand that all main services are connected to include mains water and electric.

Note-at present the unit does not benefit a WC facility and any purchaser would be responsible for making their own enquiries for the provision of a WC and connection to mains drainage.

Accommodation

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

	SQM	SQ FT
Bay 1	33.38	359
Bay 2	72.71	783
TOTAL	106.09	1,142

Externally the yard extends to a measured area of circa 270 sqm (2,770 sqft).

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£5,700	£2,918.40 p.a.

Rental

On application

Planning

We understand the property has been utilised as a workshop for a number of years and former uses prior to this have all been of a commercial nature. Interested parties should make their own enquiries regarding planning for the property and to satisfy themselves in respect for their own proposed use.

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 prior to the issue of any legal documentation.

VAT

All figures are quoted exclusive of VAT. We have been informed by the Landlord that VAT is not applicable on this transaction.

Enquiries & Viewings

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

March 2022 Ref: AG0628

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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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