

10 Great George Street, Wigan  
WN3 4DL

to let

Trade counter/industrial unit  
398.61 SQM (4,291 SQFT)  
plus mezzanine 98.62 sqm (1,061 sqft)



£30,000 per annum

- Single storey open plan warehouse unit incorporating mezzanine floor
- Benefits prominence to Wallgate & Great George Street
- Situated within popular Wallgate trading estate
- Within walking distance of Wigan town centre, bus and regional/national train stations
- Car parking and loading spaces to the rear

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10 Beecham Court, Wigan. WN3 6PR

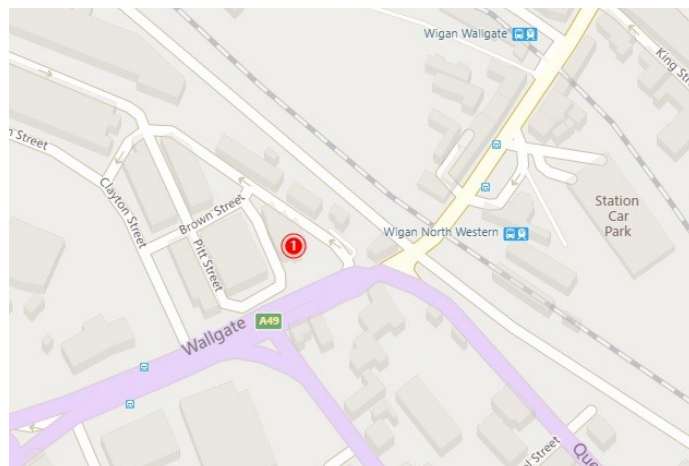
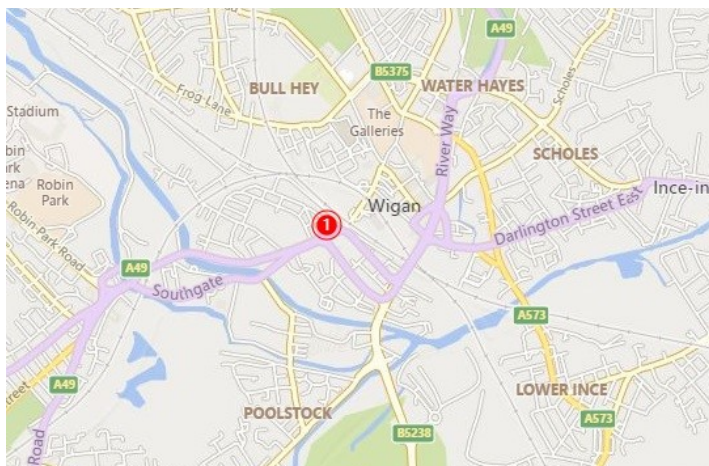
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## Location

The subject property is situated fronting Wallgate with a return to Great George Street within the Wallgate Trading Estate which is on the fringe of Wigan town centre and within walking distance of both regional and national train stations. The premises benefits excellent prominence to Wallgate which is the main arterial route into the town centre from the south. The property benefits easy access to all the towns amenities Wigan is conveniently located close to the M6 and M62 motorways and the A580 East Lancashire Road with the nearest junction to the motorway network being within 3 miles of the property.

## Description

The subject property provides for a single storey brick built former wholesale warehouse. The accommodation is split into 2 areas both of which are open plan with the larger area incorporating a mezzanine floor, a number of cellular offices, kitchen, male & female WCs and storeroom. The premises are considered suitable for a variety of commercial uses to include warehouse, trade counter and showroom. Access to the unit is via a roller shutter door to the side elevation to the main warehouse and separate roller shutter access door to what was a small showroom area.

## Services

We understand all mains services are connected to the property to include mains water, drainage, gas and electric.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice.

	SQM	SQFT
Main Warehouse	297.04	3,197
Mezzanine	98.62	1,061
Kitchen, WCs & Store	39.78	428
Former Showroom	61.79	665
<b>Total</b>	<b>497.23</b>	<b>5,352</b>

## Rating

It would appear that the property has been split and not attracts 2 separate rating assessments as follows in the 2017 Rating Assessments List.

10 Great George St	Rateable Value	Estimated Rates Payable
Showroom & Premises	£4,500	£2,304 p.a.

10a Great George St	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£19,500	£9,984 p.a.

## Terms

The property is available to let by way of a new full repairing and insurance lease on terms to be negotiated. A deposit will be due subject to status.

## Rental

£30,000 per annum exclusive

## Planning

Considered suitable for a variety of uses. Interested parties are advised to consult with Wigan Council Planning Department regarding their intended use for the building.

## VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Lessor that VAT is not applicable on this property. This should be clarified.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking/abortive cost deposit will be required prior to the release of any legal documentation.

## EPC

Rating of E-119

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

July 2022 Ref: AG0 644

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### Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are 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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