

For Sale



65b Church Street
Standish, Wigan WN6 0JT
Development opportunity

PARKINSON
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Key Highlights

- **Rare development opportunity in the heart of Standish village centre**
- **Existing building plus site offering scope for extension of accommodation**
- **Prominent position set back from pavement offering useful external area to front**
- **Suitable for a variety of uses subject to gaining of necessary planning consents**



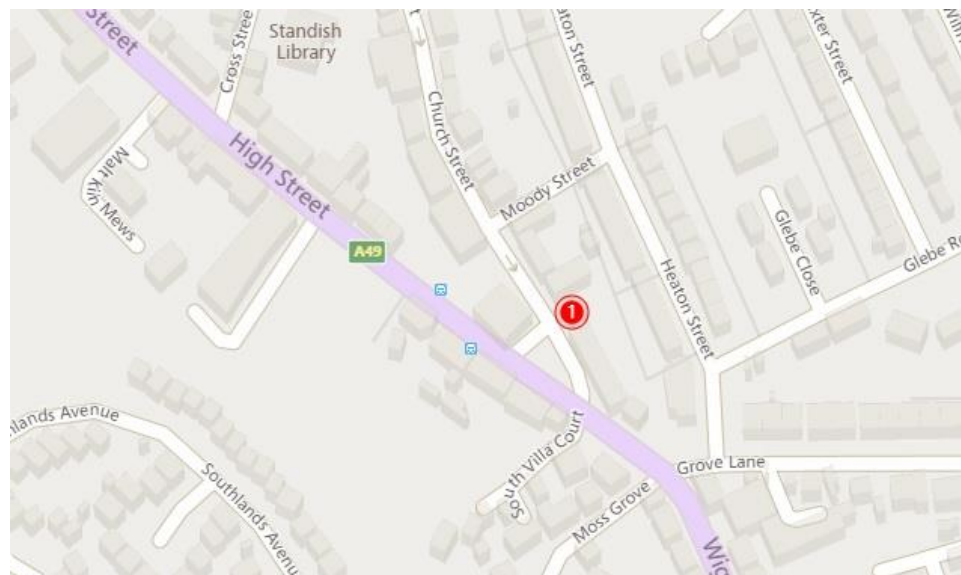
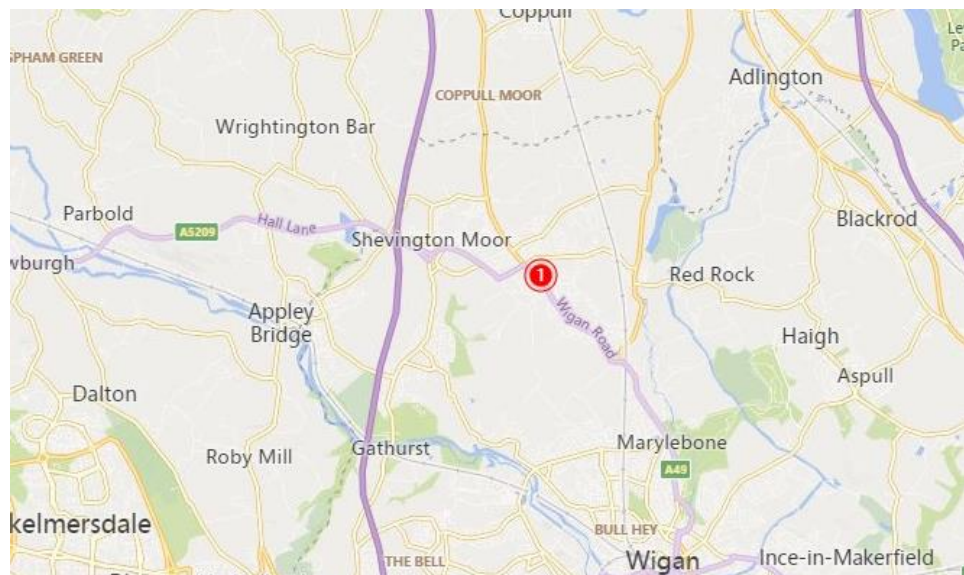
Location

The subject is situated fronting Church Street yet close to its junction with High Street in the centre of Standish village. The position of the building offers prominence to High Street which leads into Wigan Road and is the main arterial route leading out of Standish to Wigan town centre. Wigan Road itself experiences high volumes of passing traffic and the position of the property, being close to the village centre, also attracts passing footfall. Surrounding properties are of mixed commercial and residential in nature including the Globe Public House, Siam House takeway, picture framing art gallery and dental surgery.



Description

The subject property is a two storey building set back from the pavement with a paved terraced area to the front of the building. The property itself is quite grand in appearance benefiting two bay windows to the front elevation which are positioned either side of the centrally located entrance door offering uniformity to the front elevation. To the rear, and accessed via a route to the side, is an enclosed concrete surfaced space which also contains an outbuilding which provides space formerly utilised as a garage, one side of which has some accommodation to 1st floor which has been utilised for storage. Internally the accommodation to the main building is laid out, at ground floor, to predominately open plan specification with a single room open plan room across the entire frontage of the property with a 2nd single room to the rear, stairwell to 1st floor and access door to basement. At 1st floor the accommodation is compartmentalised and provides for 4 separate rooms.





Accommodation

The property has been measured to provide net internal areas as follows

	SQM	SQFT
Main Building - Ground Floor	67.06	722
First Floor	68.20	734
Basement	Unmeasured	-
Outbuildings – Ground Floor	34.31	369
Outbuilding – First Floor	17.86	192



Planning

The property has most recently been utilised as a chemist/pharmacy. Interested parties should make their own enquiries with Wigan Planning Department in relation to any uses proposed for the premises.



Services

The property has previously benefited connection to mains electric, gas, water and drainage and it is deemed therefore that they are available for reconnection.



Rating

The premises do not currently attract a business rates assessment given the condition of the buildings. Therefore, following repurposing of the building for alternative uses and following redevelopment, reassessment of the business rates will take place.





EPC

An indicative Energy Performance Certificate is in the process of being obtained and will be made available to interested parties in due course.



Opportunity

An opportunity to acquire the property on a freehold basis. We understand the property is held under freehold title number GM629266. The property is considered suitable for a variety of uses whether they be commercial in nature such as restaurant, bar, office or showroom or even, potentially, residential. All subject to gaining of necessary planning consents.

Offers are invited and a guide price can be provided upon application.



VAT

We understand VAT is not payable on this transaction. Your legal adviser should verify.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering – in order to discharge 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.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or 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 they 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. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment 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.

Subject to contract.

Ref: AG0655 Sept 2022

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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