

For Sale



34-38 High Street

Standish, Wigan WN6 0HL

Multi-let, retail led, investment property

PARKINSON
REAL ESTATE ● ● ● ●

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Key Highlights

- **Multi-let income producing investment property**
- **Currently producing £40,500 p.a. due to increase to £43,500 p.a. upon completion of negotiations with existing tenants & representing an ERV when fully let in the region of 60,000 p.a.**
- **Service led tenants providing a café bar, courier and mini-market services**
- **Ideally suited to pension fund purchase being all commercial in nature**



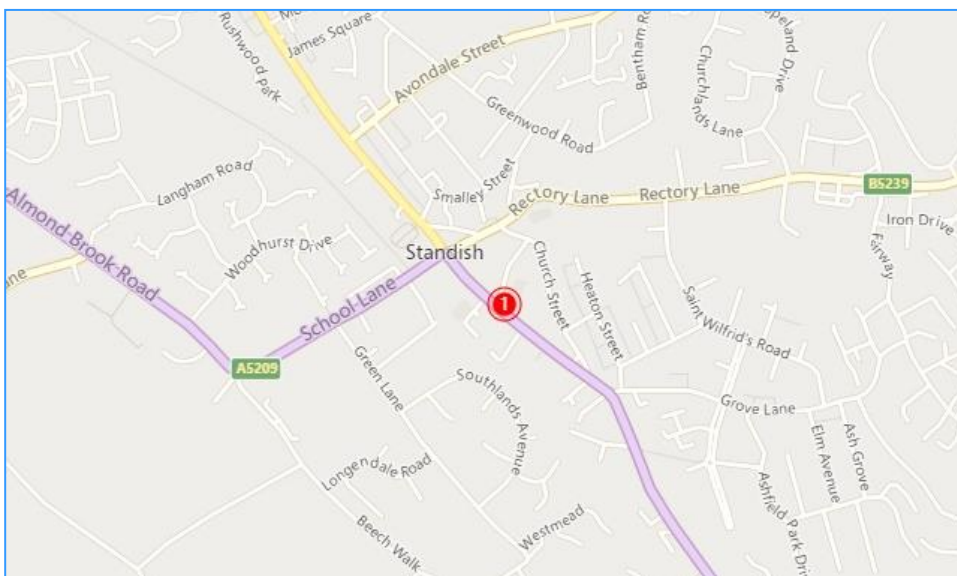
Close to Local Amenities



Good Motorway Connections



Parking



Location

The property is prominently positioned at the corner of High Street and Cross Street in the village centre of Standish. Occupying a corner plot the buildings are set back from the pavement and benefit from excellent visibility to passing footfall and traffic. Standish is a thriving village to the north of Wigan and sitting close to J27 of the M6 motorway. The village is considered relatively affluent and as a result has attracted niche retailers, leisure, food and beverage operators to the centre. Standish is a growing community with extensive house building taking place within the vicinity of the village centre and opposite the subject is a new McCarthy & Stone retirement development scheduled to be completed during 2023.



Description

The subject comprises what is effectively a 2 storey detached corner building that is L-shaped in design having frontages to both High Street and Cross Street. The building provides for 4 self-contained units, 2 of which have accommodation to ground and 1st floor, one of which is ground floor only and one which is 1st floor only. To the rear is an enclosed area which is utilised for car parking providing 8 parking bays but additional spaces if double parking is considered.





Accommodation

Address	
34a High St	A corner fronting unit operating as a café bar with glazed canopy to front providing sheltered external seating, internal seating and bar area, cellar, WCs, office & store room.
36 High St	Frontage to High Street providing ground and 1 st floor accommodation trading as a couriers/mobile valeting.
38 High St	Similar to 36 High Street providing ground and 1 st floor operating as a mini-market
17a Cross St	1 st floor above 34 High Street with access from Cross Street. Unit is provided to shell finish with WCs and considered suitable for a variety of uses.



Business Rates

We have identified the following entries for each of the let units via the Valuation Office Agency website.

Address	Rateable Value
34a High Street	£9,350
36 High Street	£6,000
38 High Street	£6,100
17a Cross St	£7,000



Tenancy Schedule

The property provides an investment return of £40,250 per annum however there is scope to increase this significantly with the letting of the vacant unit at 17a Cross Street and also with potential rent increases across the 3 let units.

Address	Tenant	Term	Rent
34a High St	The Hoot	Expired July 2021	£13,500 *
36 High St	Vacant		£13,500
38 High St	Mini-Market	3 years from October 2022	£13,500
17a Cross St	Vacant		***

* The current lease term has expired and new terms have been offered at a revised rent of £16,500 per annum.

** Quoting rental £13,250 per annum

*** Partly refurbished and being offered to rent at £16,500 per annum.



EPCs

The following EPC ratings have been obtained. Certificates can be provided upon request

Address	EPC Rating
34a High Street	B-50
36 High Street	F-127
38 High Street	E-107
17a Cross St	D-82



Title

We understand the property is held freehold under title numbers MAN195429 and LA57414.



Opportunity

We are seeking offers, for the freehold interest and subject to the current tenancies, in excess of £700,000.



VAT

All prices quoted are exclusive of Value Added Taxation. We are advised by the Vendor that VAT is not applicable on this transaction. Your legal adviser should verify.



Further Information

Further information can be obtained from our [WIGAN](#) office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti 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, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

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: AG0611

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY
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