

1-3 Heath Street, Golborne
WA3 3BN

to let

Ground floor commercial premises
138.06 SQM (1,486 SQFT)



£15,000 per annum

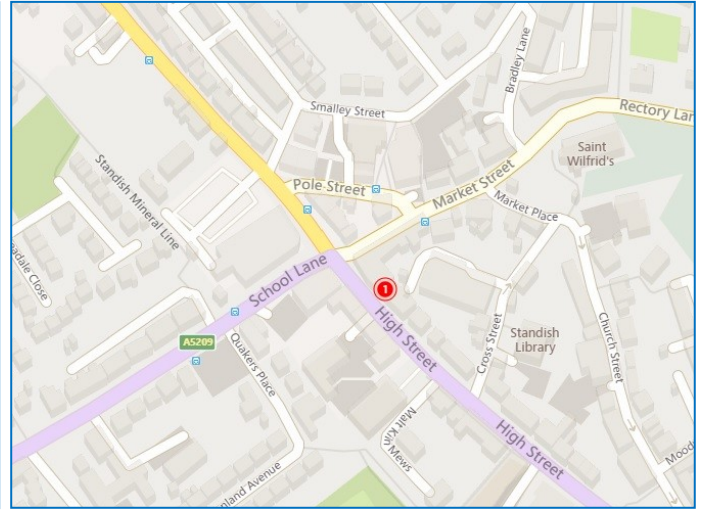
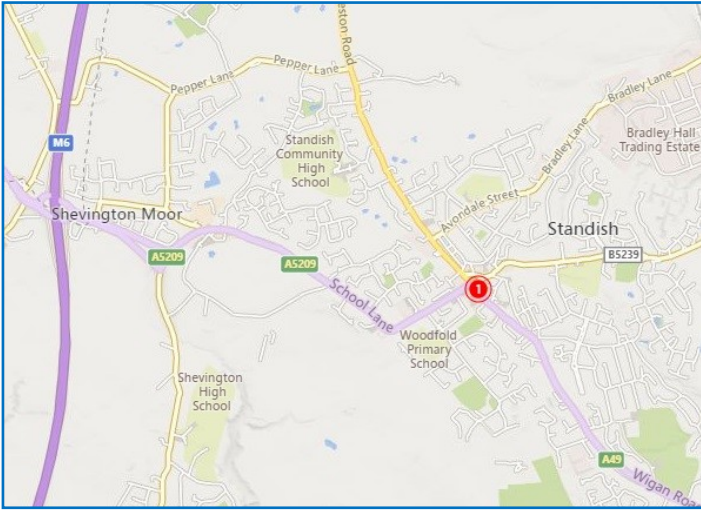
- Ground floor commercial premises
- Prominent main road position in centre of Golborne
- Close to A580 East Lancashire Road
- Suitable for a variety of uses subject to necessary consents

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Location

The subject property fronts directly onto Heath Street, prominently positioned close to its junction with High Street. The A580 East Lancashire Road is a 3 minute drive away.

Description

The subject property has, until recently, been utilised as a community centre and previously a bookmakers with much of the bookmakers fitout remaining in situ. The property offers a large open plan floor space with occasional structural pillars present in the centre of the unit with customer WCs along with office, staff kitchen, WC and storage area. The property benefits suspending ceiling with incorporated air conditioning units, wall coverings and metal cabinets which previously incorporated TVs and display equipment. Furthermore the serving counter remains along with security screens.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances will or have been tested.

Accommodation

The property provides the following accommodation.

	SQM	SQFT
GF Retail	125.91	1,355
GF Store, Kitchen & WCs)	12.15	131

Rating

We have identified the following entry in the 2023 Rating Assessments List which appears to be for only part of the ground floor of the premises.

	Rateable Value	Estimated Rates Payable
Betting Shop & Premises	£10,500	£5,239.50 p.a.

Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Planning

Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

Rent

£15,000 per annum exclusive.

EPC

The property has an Energy Performance Rating of C-69.

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 direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Jan 2024 AG0736

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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.