

Unit at Ferrer Street, Bryn,
Ashton in Makerfield WN4 0DW

to let

Industrial unit

circa 88.78 SQM (956 SQFT) & surfaced storage

land circa 500 sqm (5,382 sqft)



£rental on application

- Self-contained enclosed compound and unit
- Suitable for garage, workshop or storage
- 3.5 metre eaves
- Roller shutter access door

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

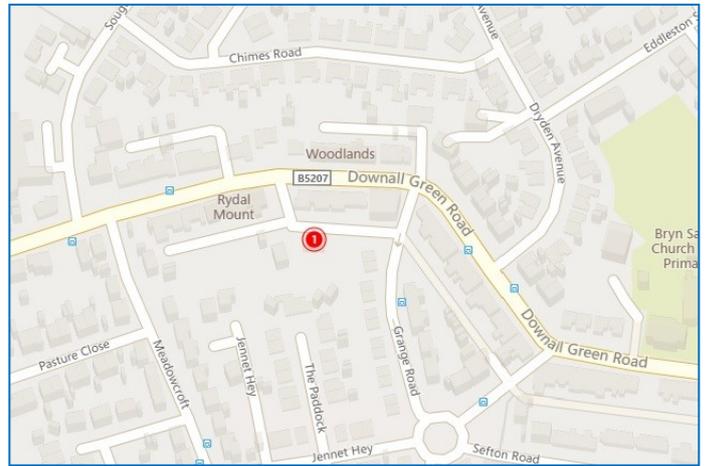
01942 741800



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Location

The subject is situated on Ferrer Street which sits to the rear of 183 Downall Green Road in Bryn. The location is convenient for access to both Wigan and Ashton in Makerfield and to J24 and J25 of the M6 motorway.

Description

The property provides for an enclosed stoned up compound with gated entrance within which is a regular shaped workshop/industrial unit which benefits connection to mains electric. The unit benefits a minimum working eaves height of 3.5 metres to the eaves and a 3.4 metre high x 5.5 metre wide roller shutter vehicle access door. Internally the accommodation is split into 2 segregated areas primarily being the open plan workshop area and a separate area within a lean-to addition to the rear which could provide stores or further workshop area.

Services

We understand the property is connected to mains electric but has no connection to mains water or drainage.

Accommodation

UNIT 6	SQM	SQFT
Workshop	66.38	714
Rear Store/ Workshop	22.40	241
TOTAL	88.78	956

Rating

The unit and compound is assessed as a garage & premise attracting a rateable value of £8,400.

NB. Please note that businesses qualifying for small business rates relief will likely have a zero rates payable and interested parties should clarify what rates payable will be due on the premises by making enquiries to Wigan business rates department direct.

Terms

The property is available to let on a term to be negotiated. A deposit will be requested.

Rental

Available on application.

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the landlords 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

March 2024 Ref: AG0739

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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.