

Rear of 60-62 Wallgate, Wigan
WN1 1BA

for sale

Land/Car Park
0.31 Acres



Offers in excess of
£195,000

- Offering circa 27 car parking spaces
- Tarmacadam surface covering
- Within 1 - 2 minutes walk from both Wigan North Western and Wigan Wallgate railway stations
- Potential redevelopment opportunity

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10 Beecham Court, Wigan. WN3 6PR

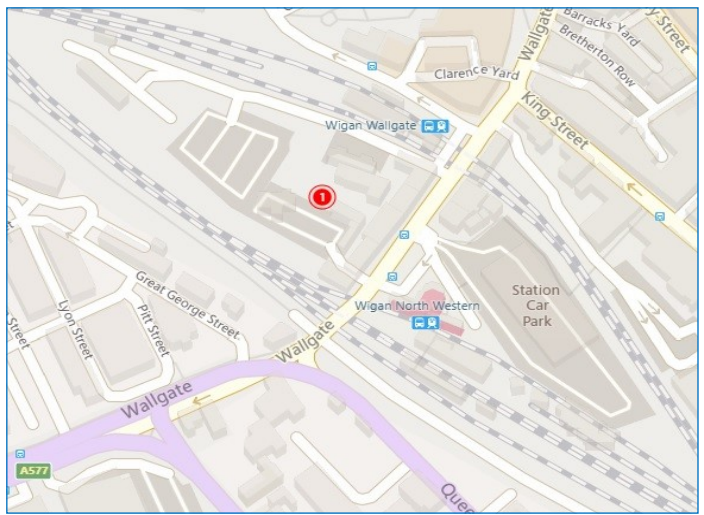
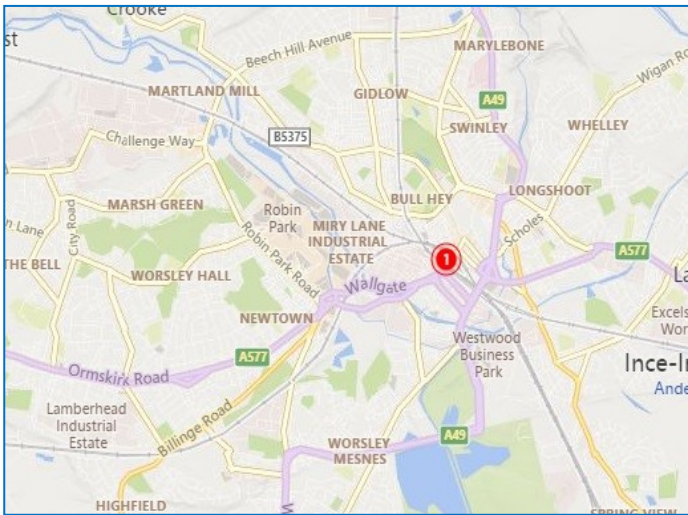
01942 741800

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Location

The subject parcel of land is located to the rear of 60-62 Wallgate and is accessed via a right of way, off Wallgate, leading to the rear of No. 70 Wallgate.

Description

The land provides for car parking, which had in recent past been occupied by way of parking licences but will be offered with vacant possession.

The site is considered suitable for ongoing use as car parking, whether for private use or contract parking purposes but also offers redevelopment potential subject to gaining of necessary consents.

Services

Interested parties are to make their own enquiries as to the availability of services to the site

Accommodation

The size of the site is circa 0.31 acres.

Rating

The property has the following current entry in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Car Park & Premises	£10,250	£5,248 p.a.

Price

Offers in excess of £195,000

Tenure

We understand the site is held by way of freehold under title number GM167976.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable on this transaction.

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 Vendors 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

April 2024 REF: AG0747

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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.