

17 Wigan Road, Ashton in
Makerfield, Wigan WN4 9AR

Ground floor commercial premises
59.41 SQM (644 SQFT)

to let



£12,000 per annum

- Situated in the heart of Ashton town centre
- Close to numerous public car parks
- Premises provides for ground floor retail space along with store, kitchen & WC facilities
- Suitable for a variety of uses subject to necessary consents

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10 Beecham Court, Wigan. WN3 6PR

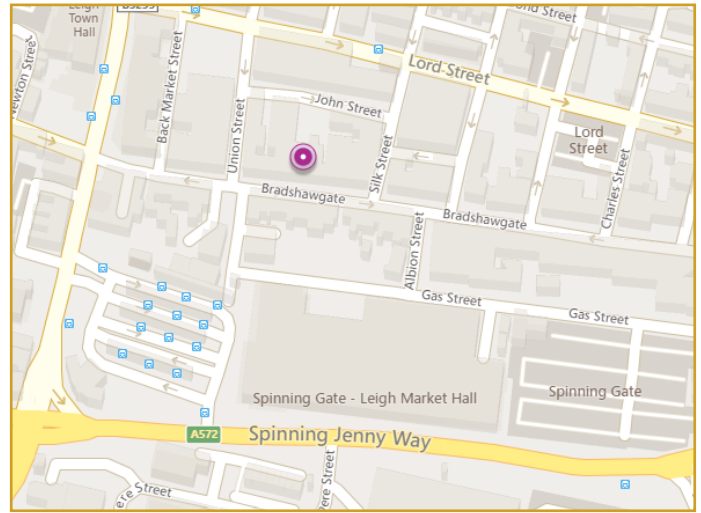
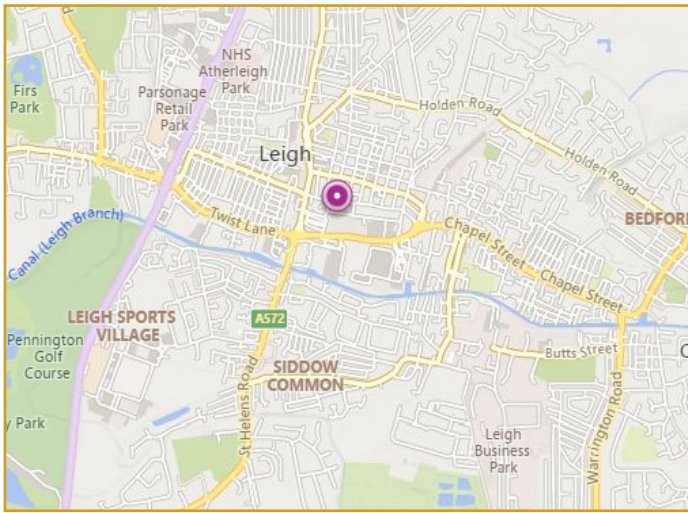
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Location

The property is situated prominently to Wigan Road, one of the main arterial routes into Ashton town centre from Wigan and being situated close to the traffic lights at the crossroad junction within the centre of Ashton where Wigan Road meets Gerard Street. Surrounding properties are predominately commercial in nature including takeaways, dentists, specialist retailers and including other more unusual commercial users such as education providers Kip McGrath, a small wine/gin bar, accountants and the like. The property is a short walk from a number of public car parks within the town centre where both pay & display and free parking is available

Description

The subject is a ground floor lock-up commercial unit suited to retail type uses but would also be considered suitable for other similar uses such as service provision and the like. The property provides for open plan regular shaped retail accommodation to the rear of which is a prep/storeroom incorporating kitchen area and staff WC. The units benefits high ceilings and a large glazed frontage with return frontage to the side elevation and the accommodation is ready to take an ingoing tenants fit out as required.

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.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. A full central heating system is provided including boiler however this requires reconnection to a mains gas supply which would be the ingoing tenants responsibility.

Accommodation

	SQM	SQFT
GF Retail	45.15	486
Rear store, kitchen & WC	14.26	153

Rating

We have identified the following entry in the 2023 Rating Assessments List . Interested parties should check with the local authority to see if they can benefit from small business rates relief.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£6,900	£3,443.10 p.a.

Planning

We understand that the premises benefit retail planning consent however it is advised that interested parties make their own enquires to ensure that the premises are suitable for their proposed occupation.

Rent

£12,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is not applicable. Your legal adviser should verify.

EPC

The property has an Energy Performance Rating of D-99.

Legal costs

The ingoing tenant is to contribute £500 plus VAT to the Lessors reasonable legal costs

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Nov 2024 AG0791

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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.