



## 14 High Street

Standish, Wigan WN6 0HL

Retail Premises

57.68 SQM (620 SQFT)

**£12,000** per annum

**Price** on application

- Self-contained two storey premises
- Prominent main road position in centre of Standish
- High footfall and passing traffic
- Suitable for a variety of uses subject to necessary consents

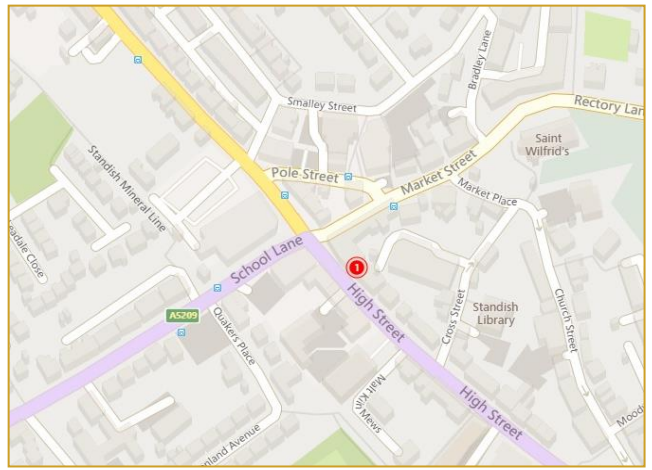
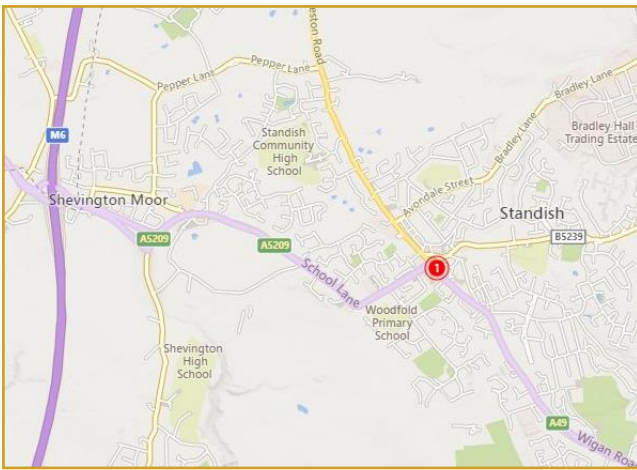
# To Let/ For Sale

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)





## Location

The subject property is located in a densely populated mixed commercial location in the centre of Standish. The property fronts High Street, some 50 years or so from the traffic lighted crossroads at the centre of Standish. Close by occupiers include Aldi Supermarket, cafeterias, bars, restaurants, beauticians and other service providers.

## Description

The subject comprises a mid terraced pavement fronting two storey property most recently used as a beauticians. Internally, the premises benefits from a retail area to the front with large glazed display window. To the rear are 2 treatment rooms, kitchen and WC. There is a small enclosed yard area to the rear which can also be accessed via a secure covered ginnel which leads from the front of the property to the side of the building. The 1st floor provides a further spacious treatment room. The property is well presented and benefits security alarm, CCTV and air conditioning to part.

## 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 have or will be tested prior to completion

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
GF Retail	33.92	365
First Floor	23.76	255

## Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Shop & Premises	£6,300	£3,143.70 p.a.

## Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested. Alternatively, our client will consider a sale of the property

## Rental

£12,000 per annum exclusive.

## Price

On application

## 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

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Legal Costs

Each party to be responsible for 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 issue of any legal documentation.

## EPC

The property has an Energy Performance Certificate and has a rating of C-66. The Certificate and Recommendation Report can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to Contract

Ref: AG0750 April 2025.

10 Beecham Court,  
Wigan, WN3 6PR

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### Subject to contract

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