

20-22 Wigan Road Hindley Wigan
WN2 3BE

Ground floor commercial/retail premises
102.00 SQM (1,098 SQFT)

to let



£15,000 per annum

- Prominent position in an established retail locality
- Benefits high levels of passing traffic and footfall
- Ample public car parking to the rear

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

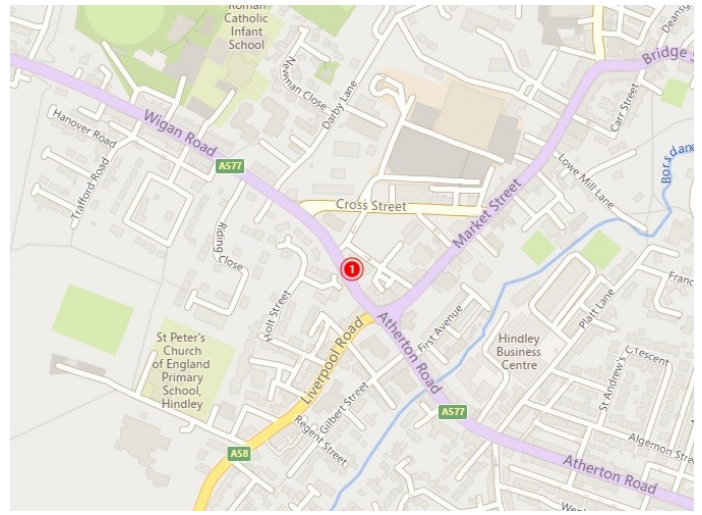


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Location

The property is situated fronting Wigan Road nearby the junction with Market Street in the centre of Hindley benefitting from high levels of passing traffic on the busy A577 into Wigan town centre.

Description

The ground floor commercial/retail unit currently trades as a Carers Centre and benefits from an office layout, inclusive of an open plan office area with the addition of 5 no offices with kitchen and WC facilities.

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	SQ FT
Commercial/ Retail Unit	102	1,098

Planning

The ground floor commercial/retail unit has previously been used as an office premises and similar uses are deemed suitable. Any prospective purchasers should make their own enquiries direct with the local planning department at Wigan Council in respect of current and alternative planning permissions.

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 (2017)	Estimated Rates Payable
Shop & Premises	£11,000	£6,400 p.a.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£15,000 per annum

VAT

We have been informed by the landlord that no VAT is applicable on this transaction.

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 Rating of C-63.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Jan 2024
Ref: AG0729

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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.



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