

5 Appleton Street, Wigan
WN3 4BZ

for sale

Workshop/Industrial Unit
96.25 SQM (1,036 SQFT)



£Price on application

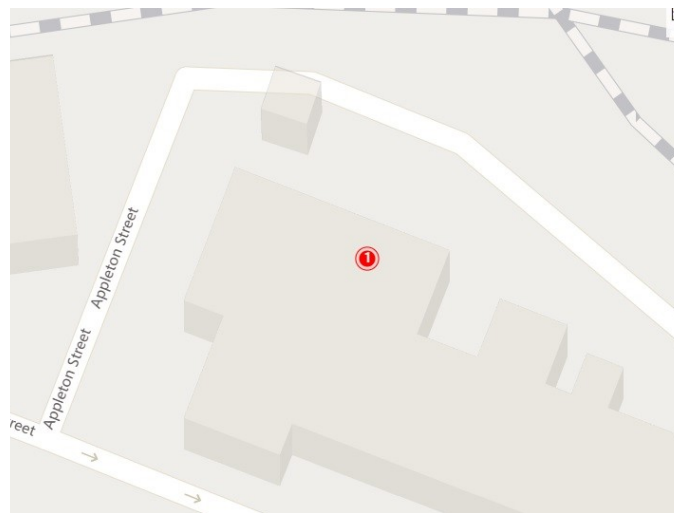
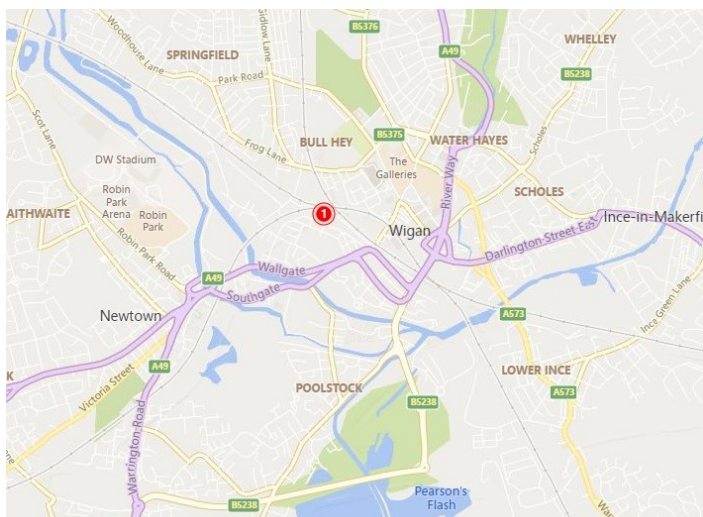
- Excellent small unit providing open plan accommodation
- 3 metre high roller shutter access door
- Loading and car parking from communal area to the front

PARKINSON
REAL ESTATE ●●●●



RICS®

the mark of
property
professionalism
worldwide



Location

The subject is situated in the Miry Lane commercial location just to the outskirts of Wigan town centre. The unit is mid terraced in a row of other similar type build and use. To the front there is an access yard area which leads directly off Appleton Street. The property is situated approximately 1/4 mile south of Wigan centre and within walking distance of both regional and national train stations, bus station and all local amenities.

Description

The subject comprises a mid terraced commercial unit of brick and block construction beneath a mono-pitched roof. The floor throughout is concrete screed and internally the accommodation is open plan benefiting a maximum eaves height of 4.3 metres reducing to 3.2 metres to the rear. To the front elevation is a roller shutter access door (3m wide x 3m high). The unit also benefits pedestrian door access adjacent to the roller shutter and staff WC with wash hand basin. In addition to use of communal areas the property also benefits within its title an area suitable for parking two vehicles or outside storage

Services

We understand that all main services are connected to include mains water, drainage and 3 phase electric. It also benefits CCTV and alarm system

Accommodation

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

	SQM	SQ FT
Workshop	96.25	1,036

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£5,500	£2,816 p.a.

Tenure

We understand the property will be sold with a freehold title

Price

Price on application

Planning

We understand the property benefits commercial/industrial uses however interested parties should make their own enquiries regarding planning for the property and to satisfy themselves in respect of their own proposed use.

EPC

We understand an EPC is not required for this property.

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 prior to the issue of any legal documentation.

VAT

All figures are quoted exclusive of VAT. We understand VAT is not applicable on this transaction. Your legal adviser should verify agreed.

Enquiries & Viewings

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

August 2021 Ref: AG0594

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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.



RICS

the mark of
property
professionalism
worldwide