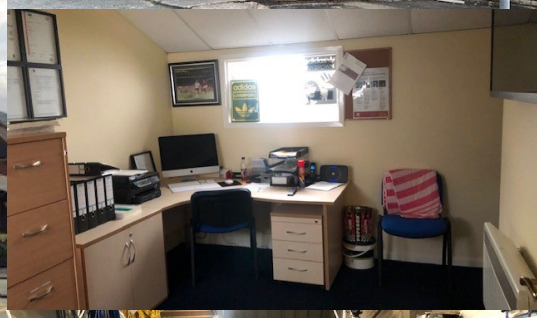
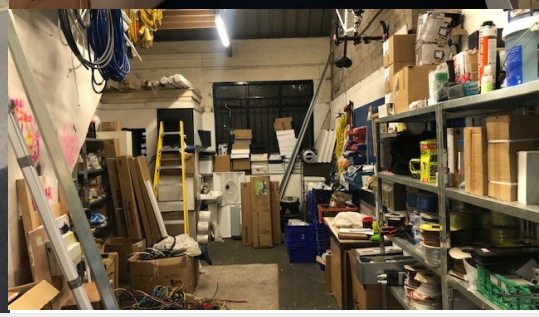
Units 1-4, The Garage, Howard Street, Pemberton, Wigan WN5 8BH

for sale

Investment property
210.50 sqm (2,266 sqft)





Price on application

- Multi occupied, fully let, investment opportunity
- Gross rental income £12,960 p.a.
- 4 individual units providing workshop & storage accommodation with offices

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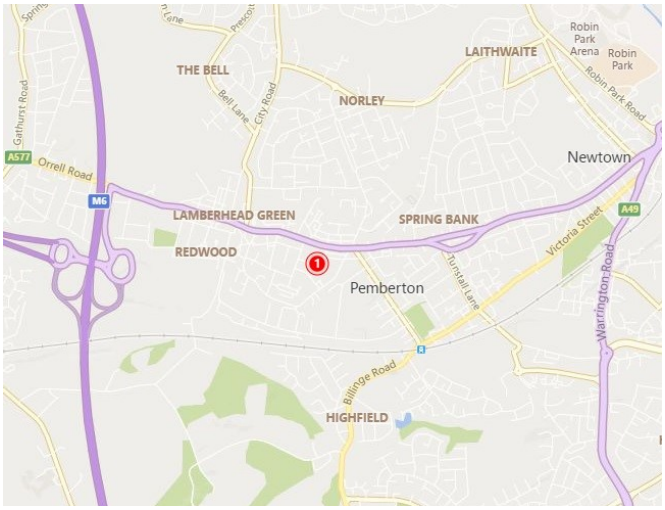

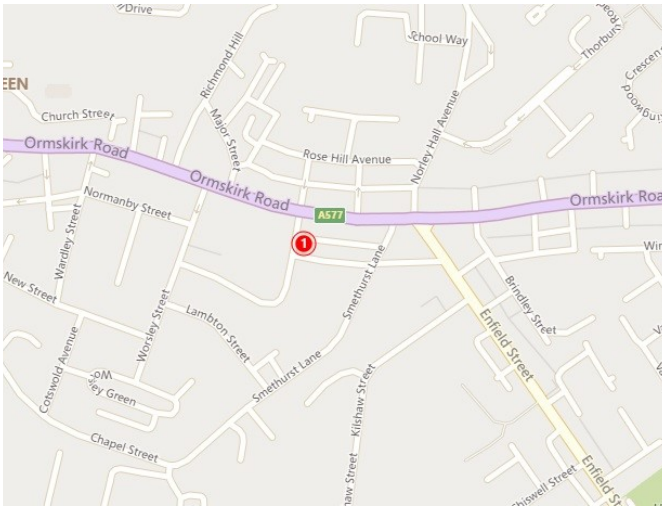

Location

The subject premises is situated in the centre of Pemberton just off Ormskirk Road fronting onto Howard Street. The property is within walking distance of Pemberton town centres local amenities and is within 5 minute drive of Junction 26 of the M6 & M58 motorways. Surrounding properties are predominately commercial along with residential to the rear and beyond Howard Street.

Description

The property was a former garage premises which has subsequently been converted to provide 4 self-contained commercial units. Three of the units provide workshop space with roller shutter access doors with a minimum eaves height of circa 3.5 metres and height to the apex suitable to accommodate a mezzanine floor, some form of which has been incorporated into each of these 3 units. The 4th unit is a 2 storey annexe to the original garage which provides for a self-contained unit providing storage and workshop to ground floor and office accommodation to 1st floor. Each of the units benefit WC.

Accommodation

UNIT 1	SQM	SQ FT
Ground Floor	36.90	397
Mezzanine	15.72	169

UNIT 2	SQM	SQ FT
Ground Floor	35.64	384
Mezzanine	21.85	235

UNIT 3	SQM	SQ FT
Ground Floor	38.61	416
Mezzanine	20.02	215

UNIT 4	SQM	SQ FT
Ground Floor	20.88	225
First Floor	20.88	225

Services

Main services to include gas, water, electric and drainage are connected. Unit 1 benefits mains gas and electric connections and Units 2, 3 & 4 benefit a sub-metered electric supply.

Rating

Each of the 4 units are separately rated and it is believed all the tenants qualify for small rates relief.

VAT

We are informed by the Vendor that VAT is not applicable on this transaction.

Rental Income

The property provides total gross rental income of £12,960 p.a. which is made up as follows

Unit 1	£260 pcm
Unit 2	£285 pcm
Unit 3	£285 pcm
Unit 4	£250 pcm

Price

On application

Legal costs

Each party to be responsible for their own legal costs in any transaction

EPC

EPCs will be made available in due course

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Oct 2021

Ref: AG0600

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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:

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