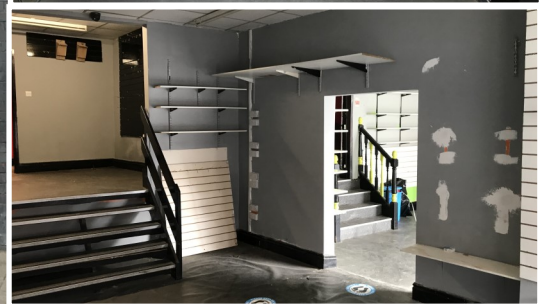


711-713 Ormskirk Road,
Pemberton, Wigan WN5 8AQ

Retail/office premises
147.29 SQM (1,585 SQFT)

to let



£12,000 per annum

- Situated in a busy retail parade fronting the main thoroughfare from Wigan to M6 motorway
- Exclusive employee/customer parking to the rear
- Suitable for a variety of uses subject to appropriate planning consent

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

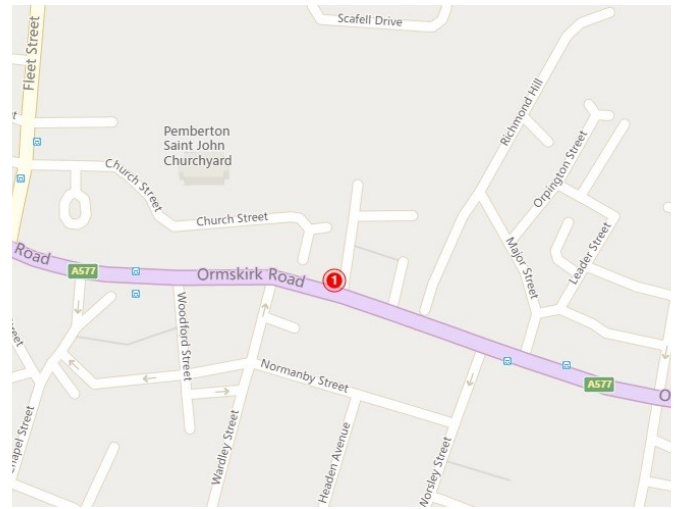
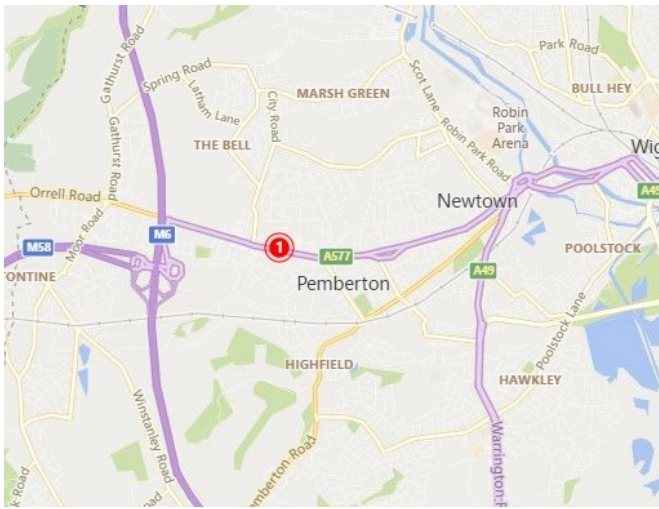
01942 741800

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Location

The subject premises are situated in the centre of Pemberton close to the junction of Ormskirk Road and Fleet Street, fronting the A577 Ormskirk Road. Approximately 3 miles west of Wigan town centre on a major arterial road and 2 miles east of Junction 26 of the M6 & M58 motorways.

Description

The subject property consists of a 2 storey double fronted premises benefiting substantial passing traffic and footfall. The ground floor provides for a double fronted retail facility with staircase access at the rear to the first floor which provides ancillary storage and WC facilities. The premises would be suitable for a variety of uses subject to the necessary planning consents.

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

711 Ormskirk Rd	SQM	SQ FT
Ground Floor	42.90	462
First Floor	31.01	334

713 Ormskirk Rd	SQM	SQ FT
Ground Floor	44.27	477
First Floor	29.11	790

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
Shop & Premises	£10,750	£5,504 p.a.

Tenure

The property is available by way of an assignment of an existing lease with a term expiry of 31/08/22. New terms may be agreed subject to negotiation and contract

Rental

£12,000 annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Lessor that VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however, a deposit will be required, which is subject to abortive costs (in the absence of a Solicitors undertaking) and payable direct to the Vendors Solicitor prior to release of any legal documentation

EPC

An Energy Performance Certificate has been requested and 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

Nov 2021 Ref: AG0596

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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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