

Pennyhurst Mill, Haig Street, Wigan
WN3 4AZ

to let

Warehouse/Workshop with offices
779.51 (8,390 SQFT)



£Rent on application

- Prominent visible position to Wallgate on the fringe of Wigan town centre
- Excellent office provision with self-contained reception entrance
- Secure yard area
- Warehouse/workshop space along with ancillary accommodation

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

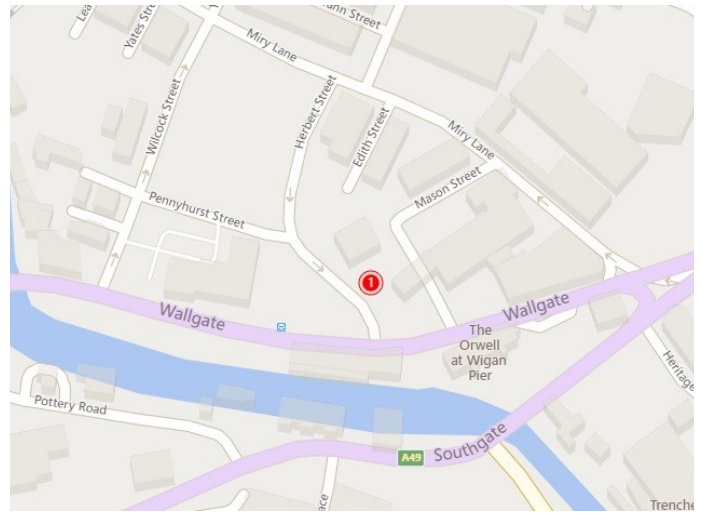
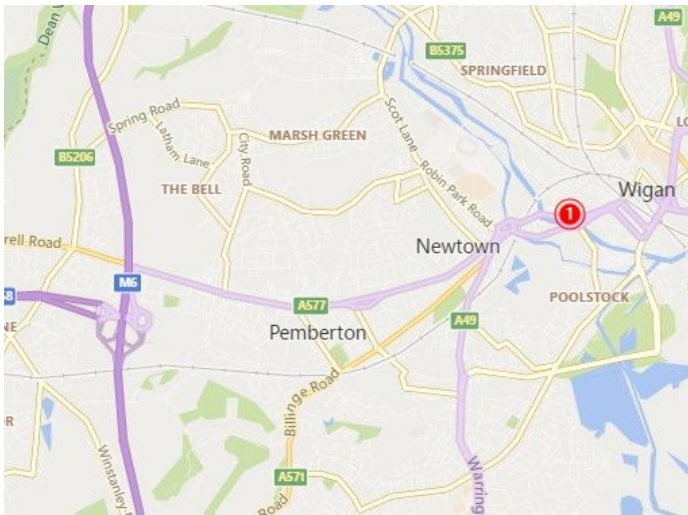


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Location

The subject property is located off Haig Street within the popular Wallgate Industrial Estate, which is an established commercial location for trade park operators, car sales, quasi-retail and the like. The property's position means it also benefits from excellent visibility to Wallgate which is one of the main arterial routes leading into Wigan town centre. The subject is situated approximately 0.5 mile south of the town centre and therefore within walking distance of all local amenities and public transport connections.

Description

The property provides for a former mill premises. To the front comprises a 2 storey building providing predominately office and ancillary accommodation along with single storey elements to the rear offering workshop & warehouse space which benefits from access from both Haig Street and Mason Street. The property benefits car parking to the front on Haig Street along with a secure yard compound area and loading facility to the warehouse.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. The electric wall heaters that heat the offices are provided via a mix of electric wall heaters and gas central heating. 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
FF Offices	194.21	2,090
Warehouse/Workshop & ancillary	585.30	6,300
Total	779.51	8,390

Rating

The property has the following entries in the 2017 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
Warehouse & Premises	£34,250	£17,536 p.a.

Planning

The property has recently been used as a warehouse facility along with administrative offices and it is understood an element of retail has taken place from the warehouse which was open to the public. Interested parties should make their own enquiries with the local planning authority regarding their proposed use for the building and ensure that the property has the necessary consents in place.

Terms

The property is available to let on a new effective full repairing and insuring lease on terms to be negotiated with deposit being required

Rental

On application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.

EPC

An EPC 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

March 2022 Ref: AG0626

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.



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