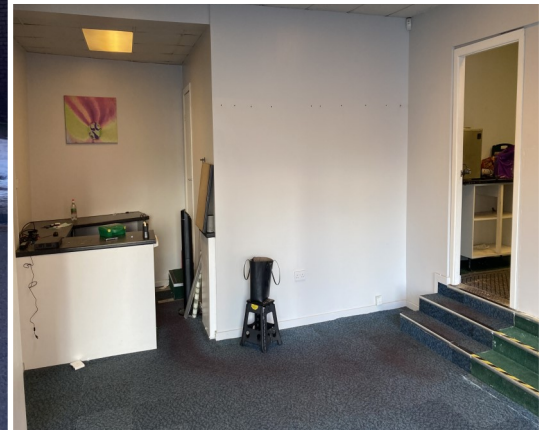


723 Ormskirk Road, Pemberton, Wigan
WN5 8AT

to let

Ground floor retail premises
61.67 SQM (664 SQFT)



£7,800 per annum

- Situated in busy retail parade in Pemberton centre benefiting good prominence
- Access to communal car park at the rear
- Fronting the A577 from Wigan town centre to M6/M58 motorways
- Large open plan retail area with storage to rear

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10 Beecham Court, Wigan. WN3 6PR

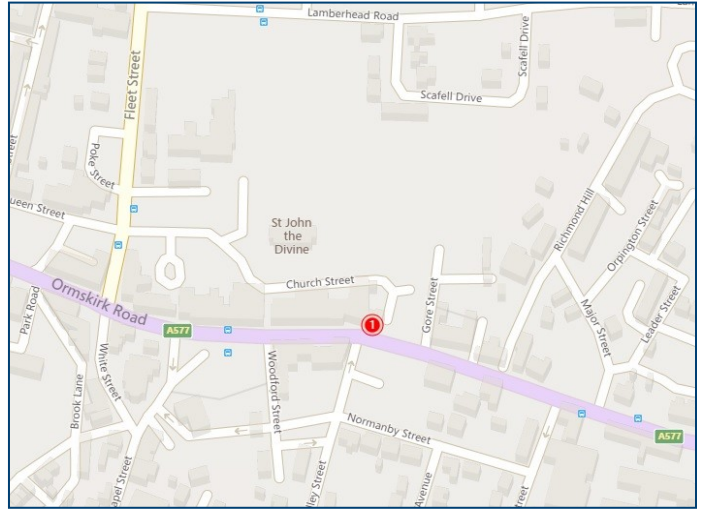
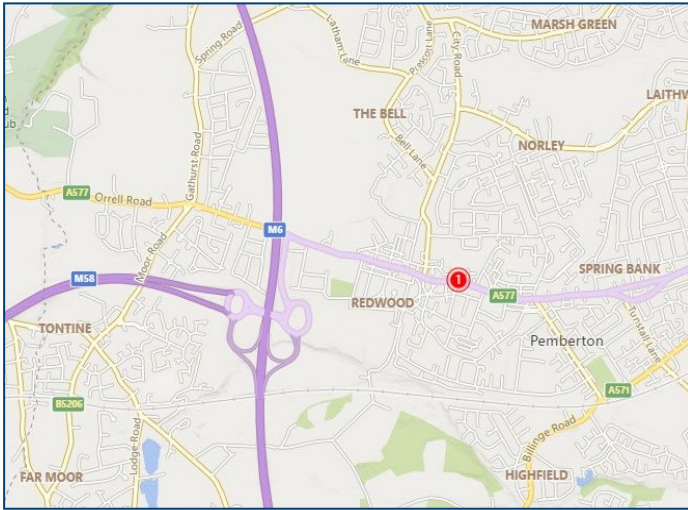
01942 741800

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Location

The subject premises is situated fronting Ormskirk Road (A577) in the centre of Pemberton. The unit benefits pavement fronted access onto Ormskirk Road in a busy and established retail parade. The premises also offers free parking to the rear as well as access to numerous off road street parking. The property is 1.5m west of the M6/M58 motorway and is also on a main bus route into Wigan town centre.

Description

The property provides for a ground floor retail unit benefiting good sized double fronted display and a central entrance to the retail space. There are 2 further good sized storage rooms/offices with separate WC facilities. The unit benefits secure and convenient access to the rear for goods. The property is suitable for a variety of uses subject to the relevant planning consents being obtained.

Accommodation

The ground floor benefits the following accommodation

	SQM	SQ FT
Retail Area	49.14	529
Storage/Kitchen	12.53	135

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note neither service connections or any appliances have or will be tested prior to completion.

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 be available.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£7,200	£3686.40 p.a.

Terms

The property is available to let on a full repairing and insuring lease basis at a term to be negotiated. A deposit will be requested.

Rental

£7,800 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable on this transaction.

Legal costs

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

EPC

The property has an Energy Performance Rating of D-93. A copy of the Certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Jan 2023 Ref: AG0667

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Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are 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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