

277 Bryn Road,  
Ashton-in-Makerfield WN4 8BS

Commercial Premises  
185.69 SQM (1,999 SQFT)

for sale



Price £185,000

- Commercial premises suitable for a variety of uses subject to planning
- Potential redevelopment site subject to planning
- Office and stores

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

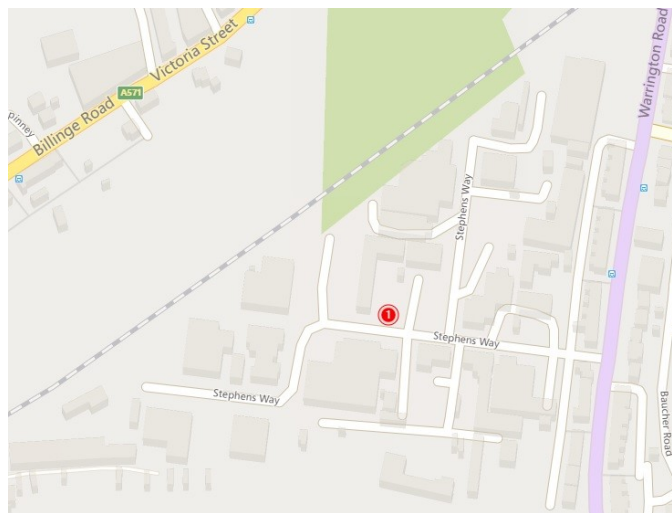
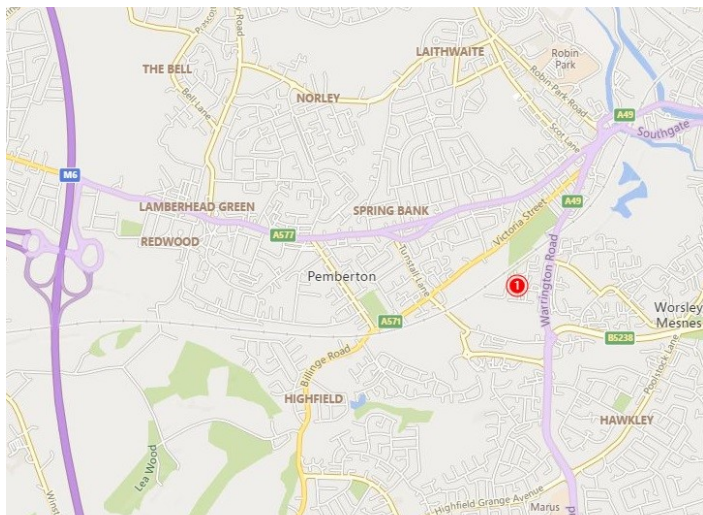
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## Location

The subject is situated on the fringe of South Lancashire Industrial Estate fronting Bryn Road which is a main link road from Bryn to the eastern side of Ashton-in-Makerfield. Surrounding properties are mixed residential and commercial in nature with uses along Bryn Road including retail, office and commercial whilst to the rear on South Lancashire Industrial Estate is primarily commercial and industrial uses. The property is well positioned for Wigan and Ashton town centres and is only a 5-10 minute drive from junctions of the M6 motorway leading to the wider motorway network.

## Description

The premises comprise a roughly rectangular parcel of land upon which are a number of single storey buildings. The front building which faces onto Bryn Road provides office accommodation, storage space, WC and kitchen. Building 2 which sits to the rear of the site provides for an open plan warehouse/store/workshop space. Some open yard space sits between the two buildings which is accessed via an unadopted roadway from Bryn Road.

## Services

We understand the premises benefits connection to all main services. Please note the neither service connections or 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

| Building 1          | SQM   | SQ FT |
|---------------------|-------|-------|
| 2 Offices & Kitchen | 59.46 | 640   |
| Stores              | 41.71 | 449   |
| WC                  | -     | -     |

| Building 2           | SQM   | SQ FT |
|----------------------|-------|-------|
| Workshop / Warehouse | 75.79 | 806   |
| Lean-To Addition     | 8.73  | 94    |

## Business Rates

The property has an entry in the Valuation Office Rating List as Store and Premises attracting a rateable value of £2,800.

## Tenure

We are informed that the property is held freehold.

## Planning

The property has been utilised as stores and wholesale retail of pet food and grains along with administrative uses and storage. Interested parties should make their own enquiries with the local planning authority in respect of their own proposed use for the premises.

## Asking price

£185,000

## 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.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable on this transaction at the prevailing rate.

## 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](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to Contract

May 2023

Ref: AG0683

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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

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