

Garage, rear of 94
Standishgate, Wigan WN1 1XA

for sale

Garage/Potential development site



£220,000

- MOT testing garage
- Potential building plot subject to necessary conditions
- Close to Wigan town centre

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10 Beecham Court, Wigan. WN3 6PR

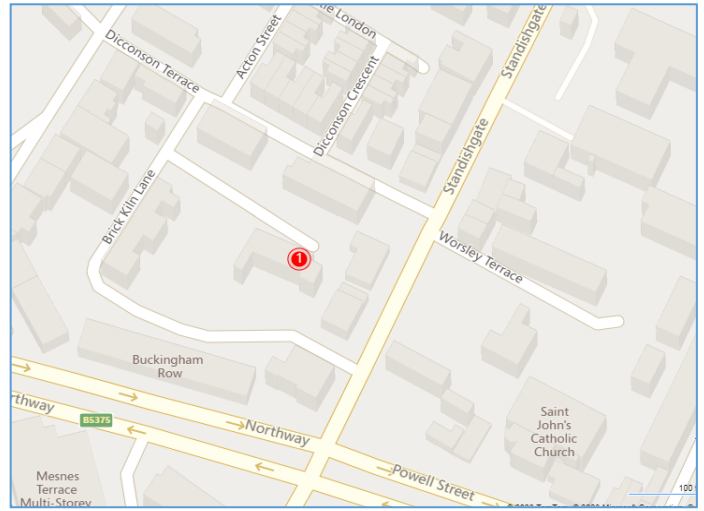
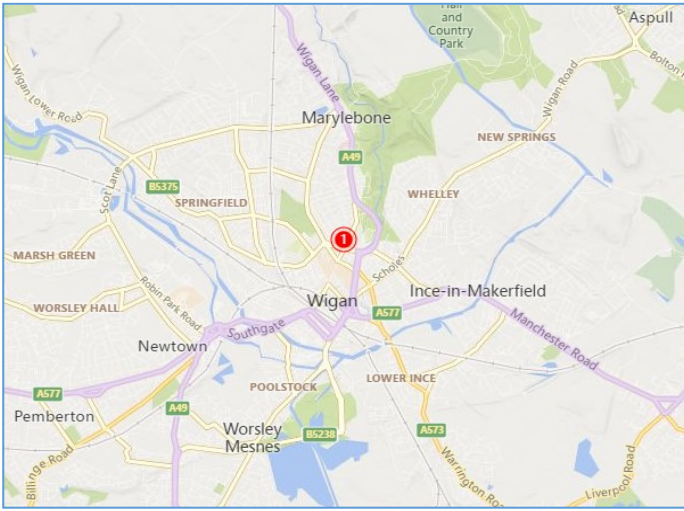
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Location

The subject is located to the northern fringe of Wigan town centre on the northern side of Northway which is effectively the town centre ring road. The town centre is within walking distance and surrounding uses are primarily commercial in nature with some new build and converted residential schemes in proximity. The property is situated to the rear of the former Griffin Public House and a former computer repair premises (96-98 Standishgate).

Description

The premises currently present an MOT testing and garage services facility comprising a workshop building and enclosed yard/car parking area. The premises are accessed via a narrow, single vehicular width access road off Standishgate between two commercial premises fronting onto Standishgate. The access road leads directly into the front of the workshop facility and access to the yard area, to the rear, is gained via passing through the workshop and out to the side elevation.

Accommodation

The accommodation provided by the buildings on site extends to circa 200 sqm (2150 sqft). The site has been measured to extend to 452.80 sqm (0.11 acres)

Services

We understand that the site is connected to mains services to include electric, water and drainage.

Rating

The property has the following entry in the 2023 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£7,500	£3,840 p.a.

Tenure

The premises are available to purchase on a freehold basis.

Price

£220,000.

Planning

The property currently has planning for its current use as a garage facility however, it is considered that the property offers redevelopment potential and the Vendor has had plans drawn up for a scheme of 12 one bedroom apartments over a 3 storey building. A planning application was submitted but withdrawn however various supporting documents are available in addition to the plans.

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation .

EPC

And 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

Aug 2023 Ref: AG0701

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

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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