

Ivy House, 687 Ormskirk Road,
Pemberton, Wigan

for sale

Former residential dwelling now offices
137.02 SQM (1,475 SQFT) incl. outbuilding

BUSINESS UNAFFECTED



£Price on application

- Detached property sat within large plot
- Currently commercial use but considered suitable for alternative uses
- Potential for redevelopment (subject to permissions)
- Convenient location within walking distance to local amenities

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10 Beecham Court, Wigan. WN3 6PR

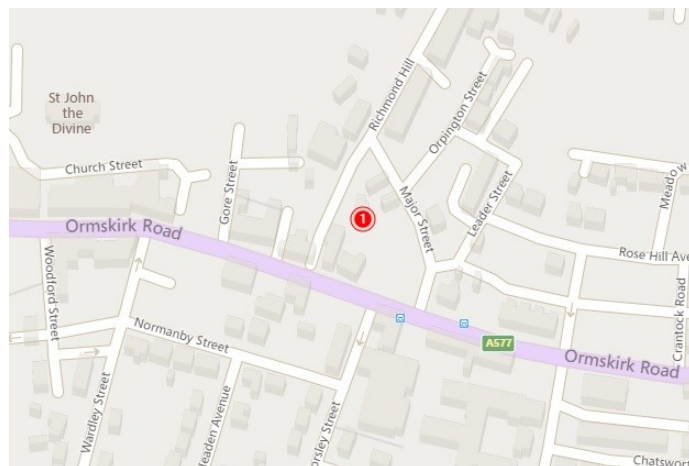
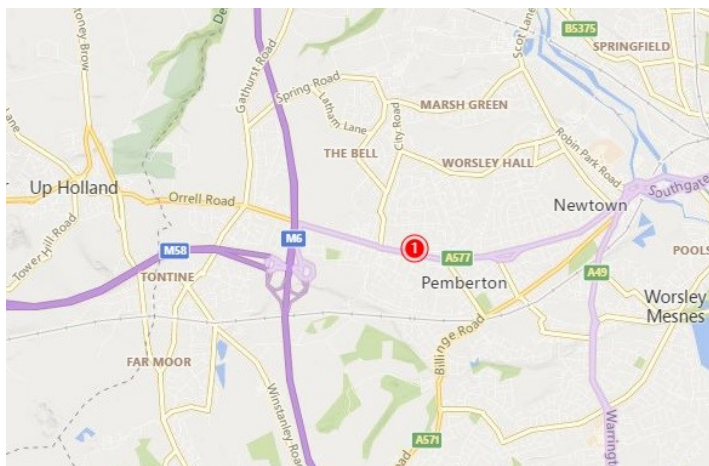
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Location

Ivy House is situated with pedestrian access from Ormskirk Road and vehicular access from Richmond Hill. Ormskirk Road is the main thoroughfare through the suburb and centre of Pemberton on the outskirts of Wigan. Pemberton provides a range of local amenities as well as being home to numerous niche retail business, professionals and service providers. The premises is approximately 3 miles west of Wigan town centre on a major arterial route, 2 miles east of J26 of the M6 and M58 motorways.

Description

Ivy House is currently utilised as office premises but considered suitable for a variety of uses including conversion to residential, educational facility, day nursery etc. or redevelopment of the site subject to gaining of necessary planning consents. Whilst utilised as offices the accommodation is laid out as it would have been when it was a residential dwelling with entrance porch leading to spacious hallway off which is a living room, conservatory, dining room, kitchen and WC. The stairwell leads to the 1st floor which provides 3 rooms (former double bedrooms) and a 4 piece bathroom. The building sits within approximately 1/3 of an acre of gardens and hardstanding areas for car parking.

Please note the business is unaffected.

Accommodation

The property provides for the following

	SQM	SQFT
Ground Floor	54.60	588
First Floor	70.82	762
Outbuilding	11.60	125

Rating

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

	Rateable Value	Estimated Rates Payable
Office & Premises	£8,900	£4,556.80 p.a.

Services

We understand all mains services are connected to the property. The property benefits gas fired central heating system feeding wall mounted radiators.

EPC

The property has an Energy Performance Rating of E-53. A copy of the certificate can be made available upon request.

Planning

We understand that the property benefits from planning consent for use as office and associated accommodation. Interested parties should make their own enquiries with the local planning authority as to their proposed use of the facility.

Price

Available on application.

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the vendors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

July 2023 Ref: AG0694

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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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