

33 Cinnamon Brow Business Park,
Hemfield Road Ince, Wigan WN2 2PR

for sale

Modern industrial unit
316.24 SQM (3,404 SQFT)

PRELIMINARY ANNOUNCEMENT



£Price on application

- Modern mid terrace industrial unit
- Situated on popular location with modern business park surroundings
- Good road network connectivity
- Rare purchase opportunity

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

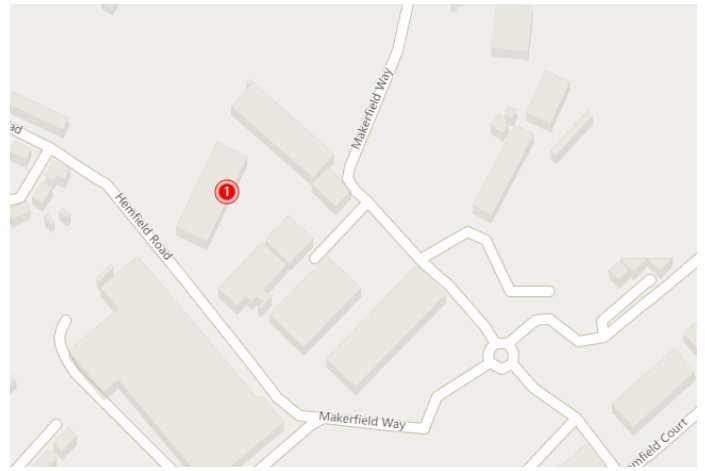
01942 741800

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Location

The unit is located within Cinnamon Brow Business Park approximately 1.5 miles east of Wigan town centre. Junction 5 of the M61 motorway and junctions 27, 26, 25 and 24 of the M6 motorway are also within a short drive from the property.

Description

The subject provides for a mid-terraced modern industrial unit of steel portal frame construction with brick and metal clad elevations surmounted by a multi-pitch corrugated profile metal sheet roof which incorporates several translucent panels to assist with the provision of natural light. Internally the property provides for an open plan warehouse with two-storey ancillary office accommodation and mezzanine. Externally there is an area of concrete hardstanding to the front of the property and three dedicated car parking spaces.

Services

We understand all mains services are connected to the property to include mains water, drainage, electric and gas.

Accommodation

The property provides for the following

	SQM	SQFT
GF Warehouse & Office	189.25	2,037
FF Office	30.76	331
Mezzanine	96.23	1,036

Rating

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

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£15,000	£7,680 p.a.

EPC

The property has an Energy Performance Rating of B-49. A copy of the certificate can be made available upon request.

Terms

The property is available to purchase on a freehold basis.

Price

Available on application.

VAT

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

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

Aug 2023 Ref: AG0703

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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:

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