

42 High Street, Standish
WN6 0HF

to let

2 storey retail premises
61.14 SQM (658 SQFT)

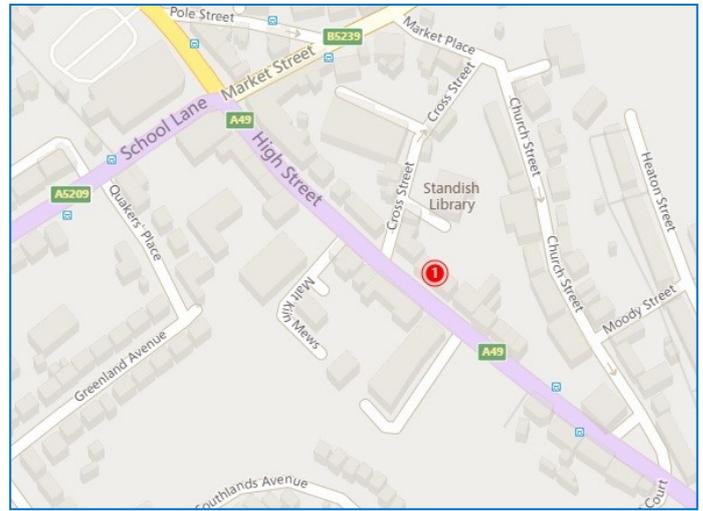
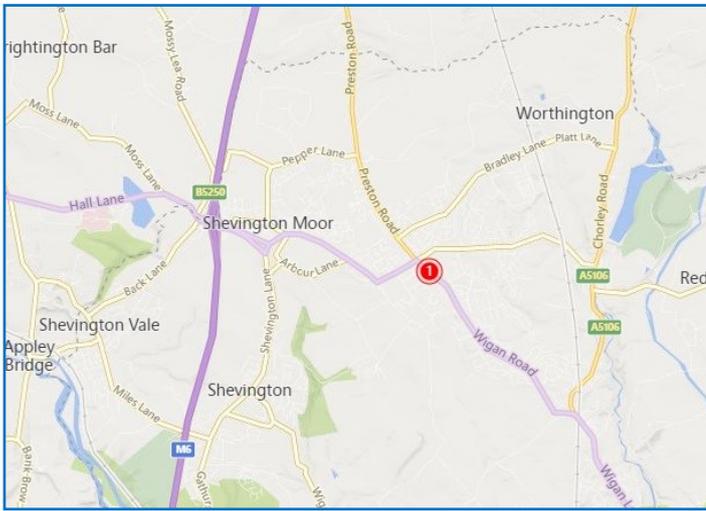


£13,500 per annum

- 2 storey commercial retail premises
- Situated in the popular village of Standish
- Premises provide for ground floor retail space along with storage and amenity accommodation to 1st floor
- Suitable for a variety of uses subject to necessary consents

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Location

The property is situated fronting onto High Street (A49) in the centre of Standish. High Street is one of Wigan's primary thoroughfares, running north to Chorley and south to Wigan town centre. Neighbouring property and land use provides for a mixture of office, retail, leisure, and residential types. Local facilities and amenities are provided within a within a short distance in Standish town centre.

Description

The subject of this valuation provides for a two storey mid-terraced property of traditional construction with rendered elevations surmounted by a multi-pitch slate tile roof. To the rear of the building is a flagged yard area.

Internally the property provides for an open plan sales area over ground and first floor with a small kitchen and WC to the rear of the first floor.

Services

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

Accommodation

The property provides the following accommodation.

Rating

	SQM	SQFT
GF Retail Zone A	29.04	313
First Floor	32.10	345

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

	Rateable Value	Estimated Rates Payable
Shop & Premises	£6,200	£3174.40 p.a.

Rental

£13,500 per annum exclusive

Terms

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

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not applicable on this transaction. Your legal adviser should verify.

Planning

We understand that the premises benefit retail planning consent however it is advised that interested parties make their own enquires to ensure that the premises are suitable for their proposed occupation.

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 lessors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Rating of B-47.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

August 2023 AG0705

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Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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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