

36 Main Street, Billinge, Wigan
WN5 7HD

to let

Ground Floor Retail
32.89 sqm (354 sqft)



£8,250 per annum

- Modernised, well presented, ground floor retail unit
- Prominent position in sought after village location
- Main road fronting benefiting good levels of passing traffic
- Suitable for a variety of uses subject to necessary consents
- Parking to front of premises

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

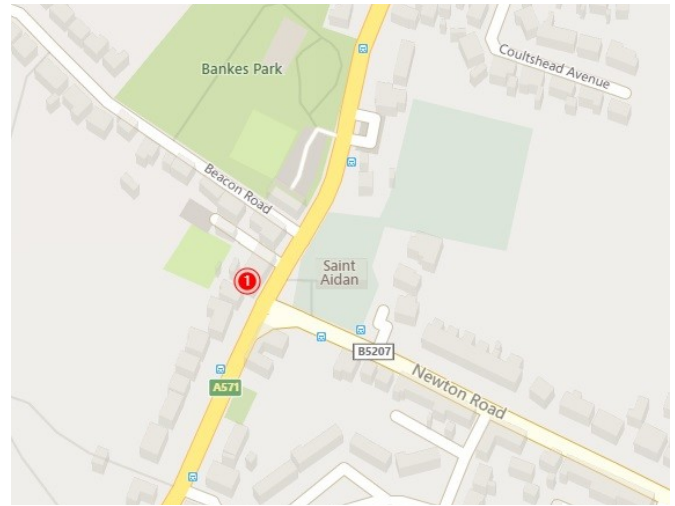
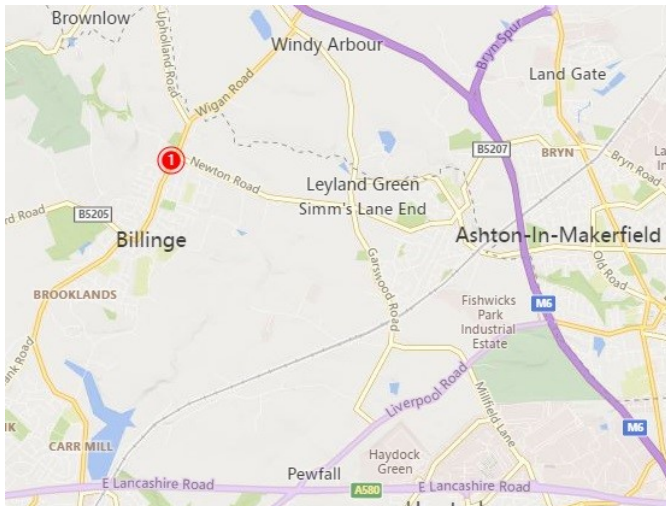


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Location

The subject premises are located in the village of Billinge occupying a prominent position on Main Street (A571) close to the junction of Newton Road (B5207) nearby Banks Park. The premises are close to all local amenities and provide good connectivity to the A580 East Lancashire Road, M58 and Junction 26 of the M6 motorway.

Description

The property provides for a modernised, self-contained, ground floor retail unit which provides open plan sales area, ancillary retail area leading to kitchenette and WC. The property is ready for immediate occupation and may be considered suitable for a variety of uses including podiatrist, opticians, chiropodist and similar such providers subject to gaining of necessary planning consents. To the front is a forecourt area, set back from the main road pavement, which could provide for some small area of display land or car parking, again subject to necessary consents.

Services

We understand mains services are connected to the property to include mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
GF sales & retail area	32.89	354
Kitchenette & WC	-	-

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£2,750	£1,408 p.a.

Terms

The property is available to Let by way of a new effective full repairing and insuring lease on terms to be negotiated.

Suitable credit and character references will be required as well as a deposit to be held for the duration of the lease.

Rental

£8,250 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

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 Certificate Rating of C-54 A copy of the certificate can be made available upon request.

Enquiries & Viewings

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

Subject to contract

Sept 2023 Ref: AG0713

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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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