

Former James Risley Printers Ltd,  
York Street, Wigan WN3 4BY

to let

Commercial unit  
171.51 SQM (1,846 SQFT)



£Rent on application

- Self-contained commercial premises close to Wigan town centre
- Ideal for trade counter, training, storage, distribution, office use, food preparation/wholesale
- Predominately open plan
- Car parking to front elevation
- Available from 1st June 2024

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10 Beecham Court, Wigan. WN3 6PR

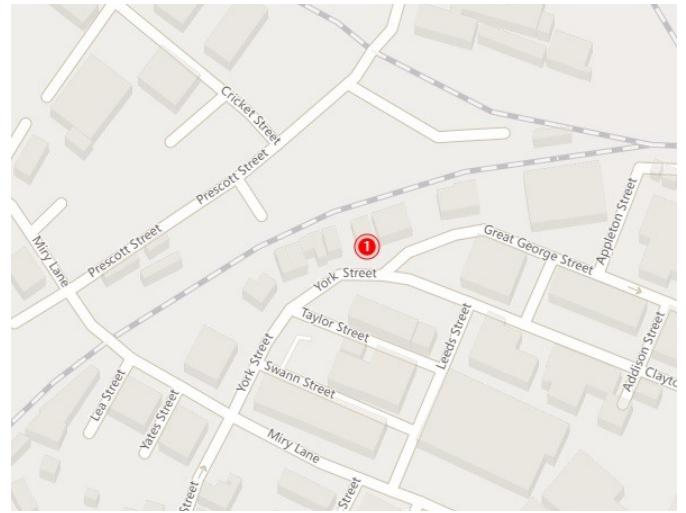
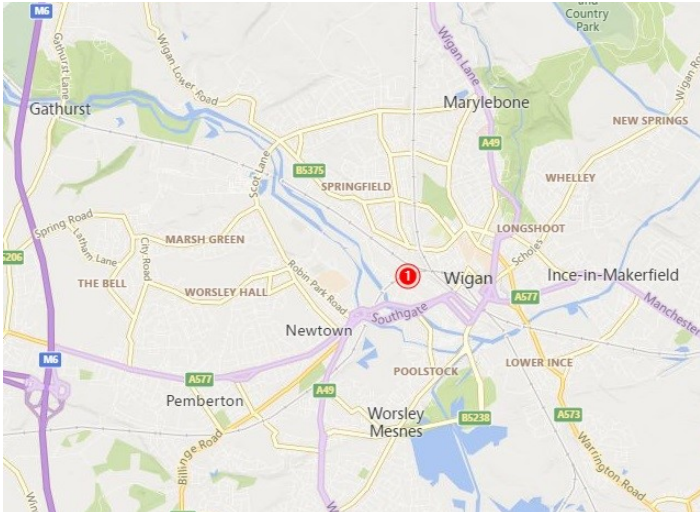
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## Location

The subject unit is situated within the popular Miry Lane Industrial Estate surrounded by trade counter, car dealerships and other such commercial uses. The property is prominently positioned fronting York Street, one of the main thoroughfares through the industrial estate.

## Description

The subject unit provides for a detached regular shaped commercial premises, single storey in nature and of traditional construction. Internally the premises are split into 2 distinct open plan areas with each area currently subdivided further by stud partitioning. A roller shutter double access door provides a loading facility to one of the areas whilst a pedestrian door provides access to the main area which could provide for trade counter or reception subject specific use of the building. To the front of the premises is an area of forecourt which we estimate could provide for parking for up to 4 vehicles.

## Accommodation

The property provides for accommodation of 171.51 sqm (1,846 sqft) or thereabouts. The accommodation is currently sub-divided providing workshop and warehousing space along with kitchen area, office/reception, store room and WC.

## Services

We understand the premises benefits connection to main services to include mains water, drainage, and electric. We understand the property benefits 3 phase power supply.

## Rating

The property has the following entries in the 2023 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£10,500	£5,376 p.a.

## Planning

The property has been used for a significant number of years as a printers workshop and similar uses are therefore deemed suitable. Alternative uses may also be suitable and those considered include trade counter, training rooms, finishing rooms, light distribution, light manufacturing, food preparation, wholesale etc. Interested parties should make their own enquiries with the local planning authority to ensure their proposed use meets with planning requirements.

## Rental

On application.

## Tenancy

The property is available by way of a new full repairing and insuring lease at terms to be negotiated. A deposit may be requested.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.

## VAT

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

## EPC

The unit has an Energy Performance Certificate Rating of E-124.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

March 2024 Ref: AG0741

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### Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are 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.