

14 High Street, Standish
WN6 0HL

2 storey commercial premises
57.68 SQM (620 SQFT)

to let



£12,000 per annum

- Self-contained two storey commercial premises
- Prominent main road position in centre of Standish
- Extremely busy centre with high footfall and passing traffic
- Suitable for a variety of uses subject to necessary consents

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

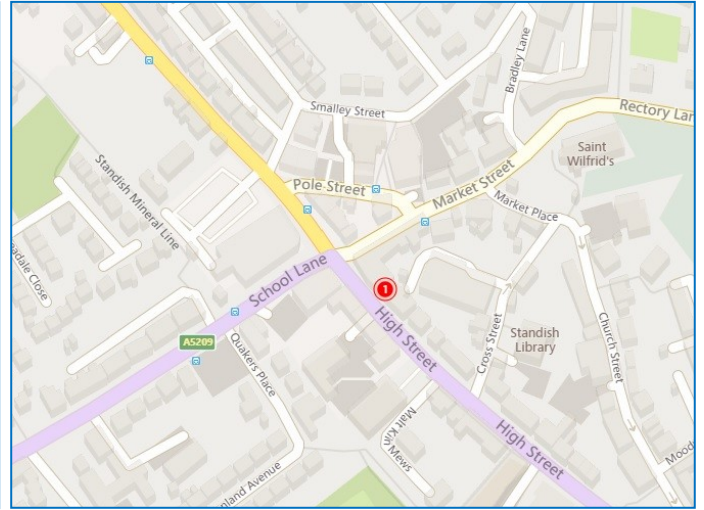
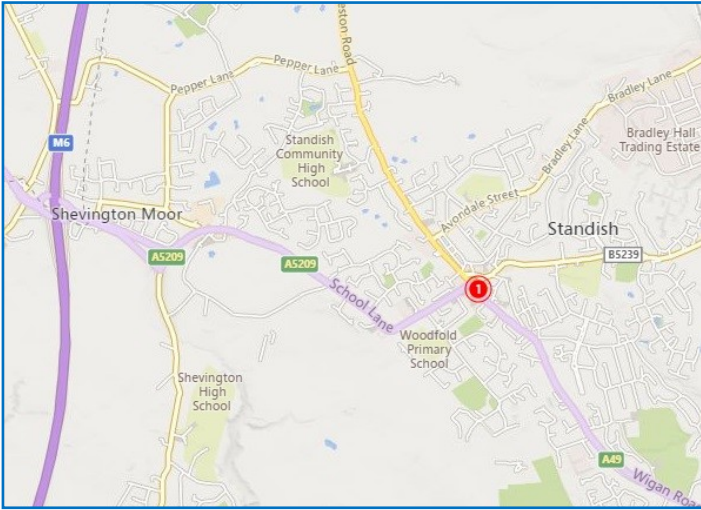


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Location

The subject property is located in a densely populated mixed commercial location in the centre of Standish. The property fronts High Street, some 50 years or so from the traffic lighted crossroads at the centre of Standish. Close by occupiers include Aldi Supermarket, cafeterias, bars, restaurants, beauticians and other service providers.

Description

The subject comprises a mid terraced pavement fronting two storey property most recently used as a beauticians. Internally, the premises benefits from a retail area to the front with large glazed display window. To the rear are 2 treatment rooms, kitchen and WC. There is a small enclosed yard area to the rear which can also be accessed via a secure covered ginnel which leads from the front of the property to the side of the building. The 1st floor provides a further spacious treatment room. The property is well presented and benefits security alarm, CCTV and air conditioning to part.

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 will or have been tested.

Accommodation

The property provides the following accommodation on a net internal area basis

	SQM	SQFT
GF Retail	33.92	365
First Floor	23.76	255
TOTAL	57.68	620

Rating

We have identified the following entry in the 2023 Rating Assessments List .

	Rateable Value	Estimated Rates Payable
Shop & Premises	£6,300	£3,2556.60 p.a.

N.B. Qualifying parties may be entitled for small business rates relief resulting in zero rates payable in most instances. Please note the current assessment appears to only allow for part of the premises being the ground floor and does not incorporate the space at 1st floor.

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 but subject to VAT at the prevailing rate.

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.

Rent

£12,000 per annum exclusive

EPC

An Energy Performance Certificate will be made available in due course. .

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.

Enquiries & Viewings

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

Subject to contract
May 2024 AG0750

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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.