

9-11 Library Street
Wigan WN1 1NN

for sale

Single let investment opportunity
276.28 SQM (2,974 SQFT)



£220,000

- Single let investment opportunity
- Town centre location close to Wigan Life Centre
- Extensive tenant fit out
- Ability to reconfigure and separate off 1st floor if required

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

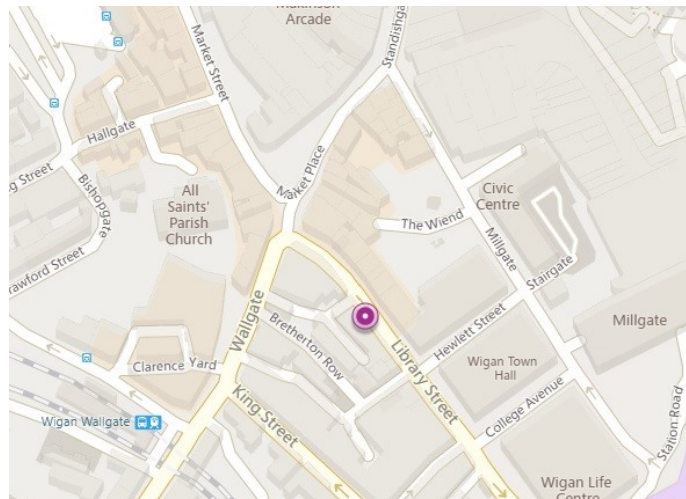


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Location

The property is located fronting Library Street in the heart of Wigan town centre. The property is in close proximity to Wigan Life Centre which provides all the usual council services together with a Health Centre/Gym. The property is located within walking distance of both the regional and national train stations and the local bus station. Some on street metered car parking available on Library Street. Wigan benefits excellent links to both the M6 and M61 motorways

Description

The property comprises a 2 storey mid terrace retail unit of brick elevations under a double pitched slate roof. The property benefits a large display frontage along with basement storage. The property is fully let to a single occupier.

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

Tenure

The premises are available to purchase on a freehold basis

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Sales	109.68	1,181
FF Office, treatment room, kitchen & WC	108.70	1,179
Basement	57.90	623

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£17,500	£8732.50 p.a.

Tenancies

The premises are let to a single occupier, Sunseekers Sunbeds Ltd (Company reg 04697536) by way of a 5 year term from 18.12.23 at a rental of £21,000 p.a. exclusive. Financial information regarding the tenant is available upon request.

The tenants have been in occupation since 2013.

Rental

We are seeking offers of £220,000

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be applicable on this transaction at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance rating of E-112. 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

June 2024

Ref: AG0767

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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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