

2E Gathurst Lane, Shevington,  
Wigan WN6 8HA

to let

Retail/office premises  
75.71 SQM (815 SQFT)



£12,000 per annum

- Prominent large ground floor retail unit within an established parade
- Main road fronting position within a mixed commercial/residential locality in Shevington village centre
- On the B5206 connecting nearby areas of Orrell and Standish and in close proximity of J27 of the M6 motorway

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10 Beecham Court, Wigan. WN3 6PR

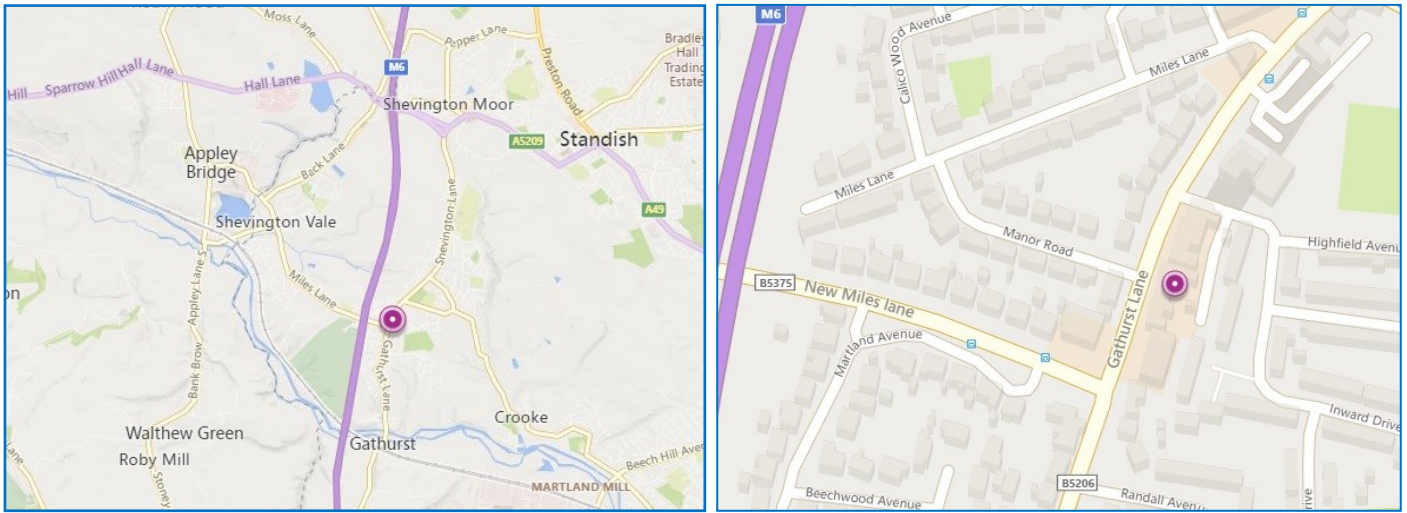
01942 741800

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## Location

The property is located on Gathurst Lane (B5206) in the centre of Shevington in a mixed commercial/residential locality occupying a prominent roadside position close to all local amenities. Nearby occupiers include Greenhalghs Bakery, Co-Op convenience store, Post Office and a number of other local retailers. Shevington is approximately 6km north of Wigan town centre and the premises is circa 2km to J27 of the M6 motorway.

## Description

The subject consists of a single storey terrace retail/office unit within an established local shopping parade benefiting self-contained ground floor retail area to the front and partitioned store/office area and WC to the rear. It benefits a UPVC retail display frontage and is a predominately open plan. It is of typical retail fit out with carpeted/wood floors, painted plastered walls, a mixture of recessed spot and ceiling mounted fluorescent strip lighting and heating is by way of wall mounted electric radiators. Previously occupied as a kitchen showroom and is suitable for retail uses or similar 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 will or have been tested.

## Accommodation

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

Retail Zone A	27.03	291
Retail Zone B	27.03	291
Retail Zone C	5.48	59
Storage	16.16	174
<b>TOTAL</b>	<b>75.71</b>	<b>815</b>

## Rating

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

	Rateable Value (2023)	Estimated Rates Payable
Office & Premises	£7,000	£3,822 p.a.

## 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

## Rent

£12,000 per annum exclusive.

## VAT

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

## Planning

Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

## EPC

The property has an Energy Performance Rating of B..

## 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](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

July 2024 Ref: AG0757

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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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