

For
Sale



1, 1a & 1b

Church Street, Orrell, Wigan WN5 8TG

Multi let investment opportunity

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- Multi-let investment in popular village location
- Currently producing an annual rental income of circa £32,100 p.a.
- Offering asset management potential to increase rental return



Good Motorway
Connections



Close to
Local Amenities



Location

The subject premises are located in the village of Orrell just a short drive from J26 of the M6/M58 Orrell Interchange and just 3 miles west of Wigan town centre.

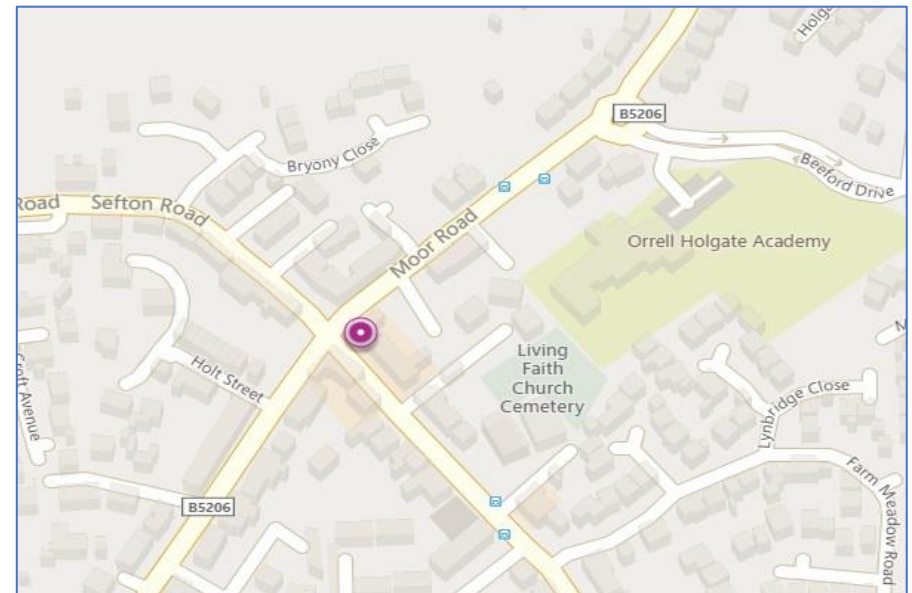
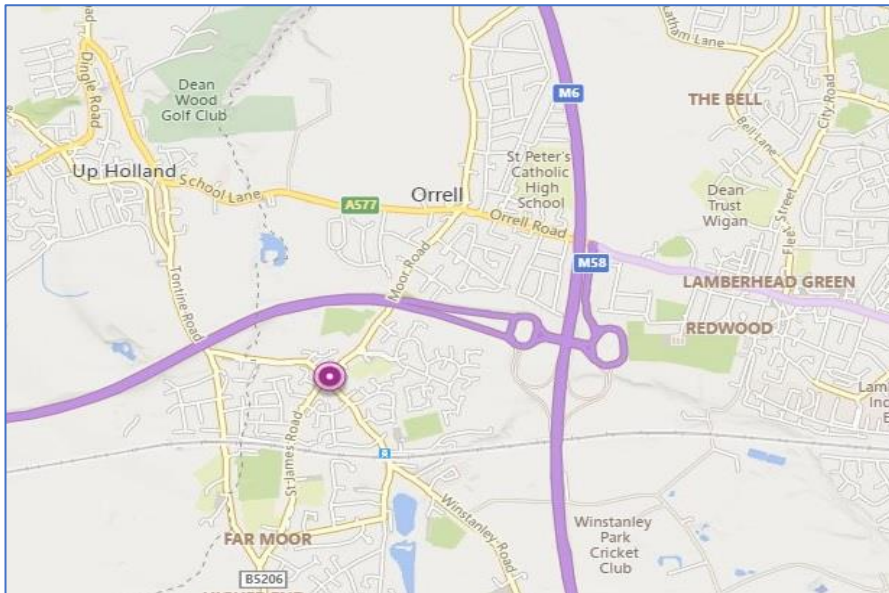
The property benefits a prominent position at the main crossroads in the village centre.



Description

The subject property essentially comprises 2 semi-detached buildings which are split to provide 4 self-contained commercial units. All of these units are presently let.

The property has external areas, part of which specifically benefit one of the tenants the utilises the area for external seating.





Services

We understand main services are connected to the property. We understand each tenant is responsible for payment of utilities direct to the providers. Please note that the information above is provided in good faith and interested parties should verify the information provided is correct.



Tenure/Title

We are informed that the premises are available to purchase on a part freehold and part long leasehold title.



Price

Offers in the region of £400,000 are sought.



Tenancy Schedule

The property has the following leases in place. Lease information can be provided upon request

Address	Tenant	Term	Rent P.A.
GF 1 Church St	Addisons Estate Agents	3 yrs from 2022	£6,000
1a Church St	Copper Tap	6 yrs from 2019	£12,000
1b Church St	Hair Salon	3 yrs from 01.08.24	£8,400
FF, 1b Church St	Kirsty Louise Photography	1 yr from 01.07.24	£5,700
TOTAL			£32,100





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 Landlords solicitors prior to the issue of any legal documentation.



VAT

All figures quoted are exclusive of VAT. We understand from the Vendors that VAT is not payable on the transaction.



EPCs

All properties have Energy Performance Certificates and copies will be made available upon request.



Further Information

Further information can be obtained from the **WIGAN** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti 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, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or 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 they 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. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment 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.

Subject to contract.

Ref: AG0759 May 2024

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**ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS**

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