

44 Scot Lane, Aspull, Wigan
WN2 1YX

to let

Ground floor retail unit
31.70 SQM (341 SQFT)



£6,000 per annum

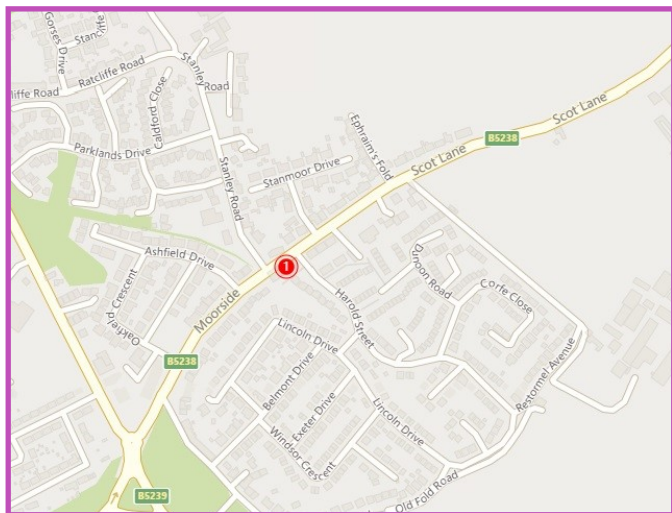
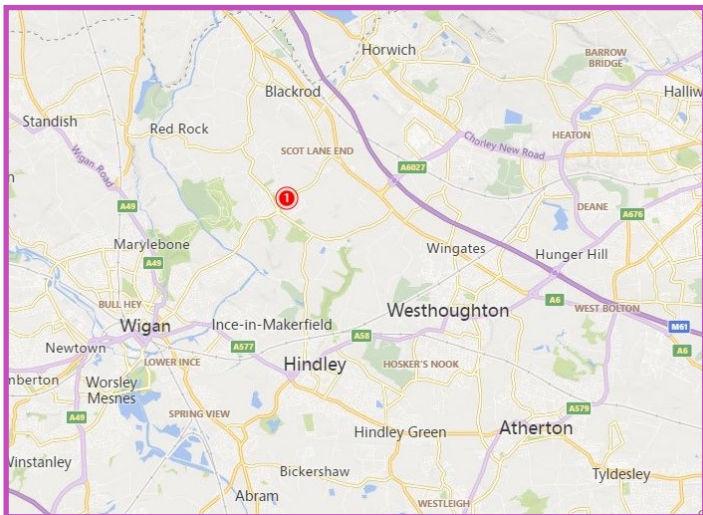
- Self-contained lock-up retail unit
- Suitable for a variety of uses subject to necessary planning permission
- Below business rates threshold for small business rates relief i.e. zero rates payable for qualifying businesses
- Road side parking available

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Location

The subject property is situated within a mid terrace parade of commercial units pavement fronting to Scot Lane within the village of Aspull on the outskirts of Wigan. Aspull is a predominately residential suburb of Wigan which benefits excellent motorway links being close to M61 motorway. The village does not have a defined centre but benefits service provisions generally centralised around what is known as the Finger Post where a number of primary service providers and local amenities are located.

Description

Access to the unit is direct from the pavement on Scot Lane via a secure UPVC personnel door and the frontage benefits a UPVC double glazed retail display window. The space is currently sub-divided by way of demountable partitions to split the front retail space from a rear storage/preparation area. To the very rear of the unit is a WC and kitchen area along with a rear fire exit door.

Accommodation

The unit measures 31.70 sqm (341 sqft) in total.

Services

We understand the premises benefits connection to main services to include mains water, drainage, and electric. There is no heating and hot water is provided via an electric water heater.

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
Shop & Premises	£3,100	£1,546.90 p.a.

Planning

The property has been used for a significant number of years as a florist and similar uses are therefore deemed suitable. Alternative uses may also be suitable and interested parties should make their own enquiries with the local planning authority to ensure their proposed use meets with planning requirements.

Rental

£500 per calendar month.

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. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

EPC

The property has an Energy Performance Rating of D-85. 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

September 2024
Ref: AG0781

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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

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