

24-26 High Street, Standish  
WN6 0HL

2 storey commercial premises  
107.66 SQM (1,159 SQFT)

to let



£15,000 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

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)



**RICS**

the mark of  
property  
professionalism  
worldwide

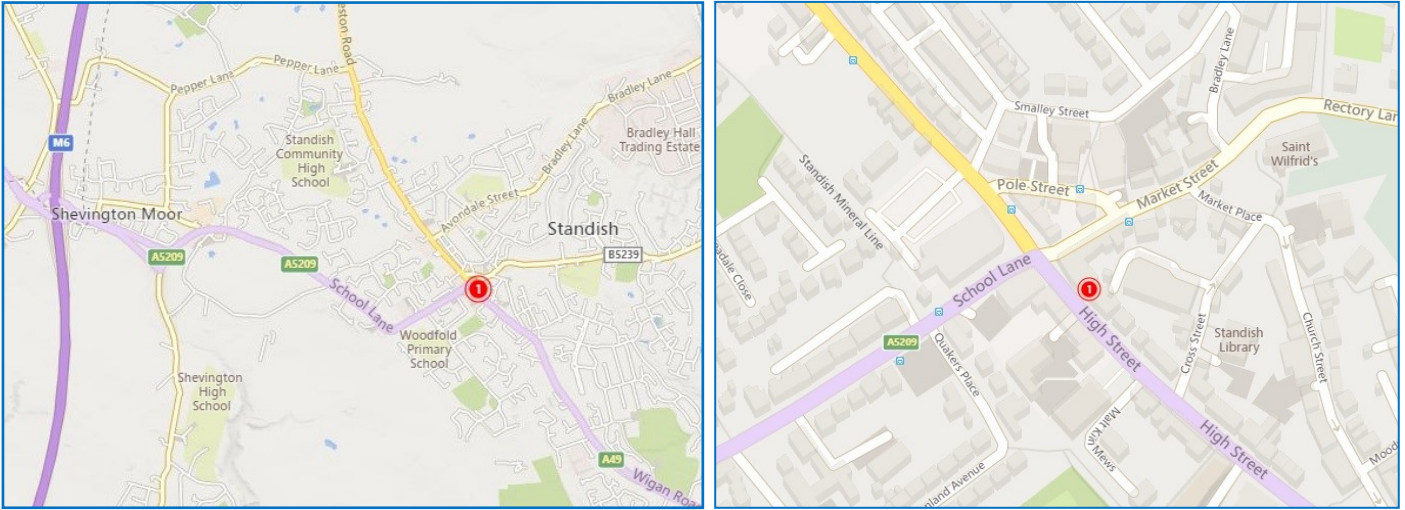


**Money Laundering**

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.



## Location

The subject property are located on High Street within the centre of the affluent township of Standish situated just a few miles north of Wigan and in close proximity to J27 of the M6 motorway. Standish is an expanding township which still retains a village charm and as such in recent years has become vibrant in terms of its food, beverage and nightlife offering whilst niche retail and service providers have thrived. The subject is situated close by to Harwoods Chocolatiers, The Hoot licenced café bar, nail and beauty salons, gift and hardware shops, La Mama restaurant & other independent niche commercial occupiers.

## Description

The property comprises a double fronted 2 storey end terraced building which presently provides for compartmentalised office accommodation but could potentially be converted to provide more open plan space and adapted for a variety of uses including retail. The 1st floor is compartmentalised to a number of rooms and could be self-contained as a stairwell leads off from an entrance vestibule at ground floor. The ground and 1st floor benefit WCs and kitchen facilities

## Accommodation

The property provides a total net usable area of circa 107.66 sqm (1,159 sqft)

## 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.

## Rating

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

	Rateable Value	Estimated Rates Payable
Offices & Premises	£8,800	£4,391.20 p.a.

N.B. Qualifying parties may be entitled for small business rates relief resulting in zero rates payable in most instances.

## 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. We understand VAT is not applicable to this transaction.

## Planning

The property is considered suitable for a variety of uses with its most recent use being that of offices under Use Class E of the Town & Country Use Class Act. Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

## Rent

£15,000 per annum exclusive

## EPC

The property has an Energy Performance Rating of C-66.

## 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

Oct 2024 AG0787

**PARKINSON**  
REAL ESTATE ●●●●



**RICS**

the mark of  
property  
professionalism  
worldwide

Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)

### 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.