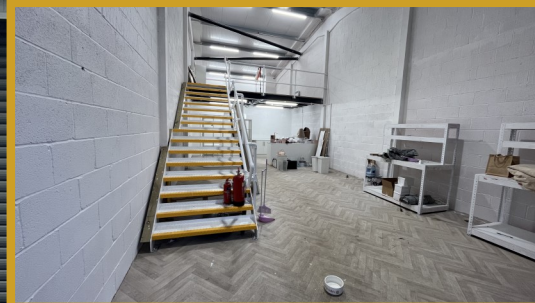


Unit 3 Vermont Court, Bradley
Lane, Standish, Wigan WN6 0FJ

Mid terrace commercial premises
134.70 SQM (1,450 SQFT)

to let



£14,250 per annum

- New, mid terraced, portal frame commercial unit
- Suitable for a variety of uses subject to necessary consents
- Secure site
- Entrance at busy and established Bradley Hall Trading Estate

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

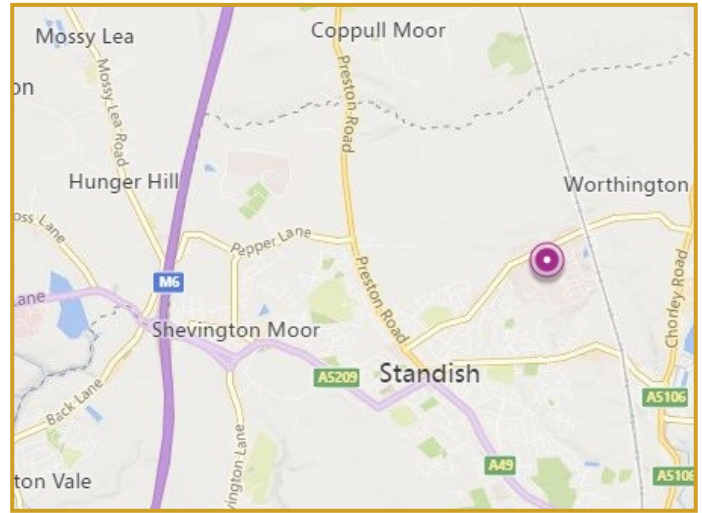
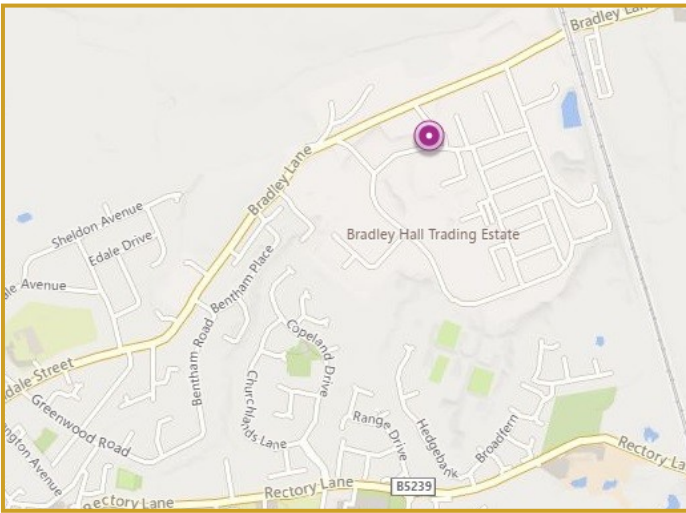
01942 741800



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Location

The unit is situated at the entrance of Bradley Hall Trading Estate, just off Bradley Lane on the outskirts of Standish to the north of Wigan. Standish is ideally located for access to the M6 & M61 motorways as well as Wigan town centre and offering good connectivity to the regions main cities of Preston, Manchester and Liverpool. Standish is approximately 0.25 miles from the unit with the village offering a wide range of amenities and local services.

Description

The unit comprises one of 4 terraced steel portal frame units. The unit provides for a maximum ridge height of circa 6.5 metres and benefits and up and over roller shutter door which provides access to the unit from the communal yard area at the front. The unit benefits car parking spaces within the secure and lit car park to the front. Internally a mezzanine floor provides additional accommodation and offers scope for a variety of differing uses.

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

	SQM	SQFT
Ground Floor	89.74	966
Mezzanine	44.96	484

Rating

We have identified the following entry in the 2023 Rating Assessments List. Interested parties should check with the local authority to see if they can benefit from small business rates relief.

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£7,800	£3,892.20 p.a.

Terms

The unit is available to let by way of a new lease term to be negotiated on a full repairing and insuring lease basis. A deposit will be requested.

Rent

£14,250 per annum exclusive

Planning

We understand that the unit has planning for light industrial and warehouse uses however we consider it suitable for a variety of other potential uses subject to gaining necessary consents. Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable at the prevailing rate.

EPC

The property has an Energy Performance Rating of C-54.

Legal costs

Each party is responsible for their own legal costs incurred in any transaction.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Nov 2024 AG0794

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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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