



Ainscough Trading Estate

Mossy Lea Road, Wroughtington
WN6 9RS

Retail/Café shop
32.90 SQM (354 SQFT)

£6,000 per annum

- Modern, fully fitted, ground floor unit
- Fitted out for coffee shop takeaway
- Ideally suited for niche business venture
- Close to J27 of the M6 motorway
- Some onsite parking available within busy trading estate
- Semi-rural desirable location

To Let

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

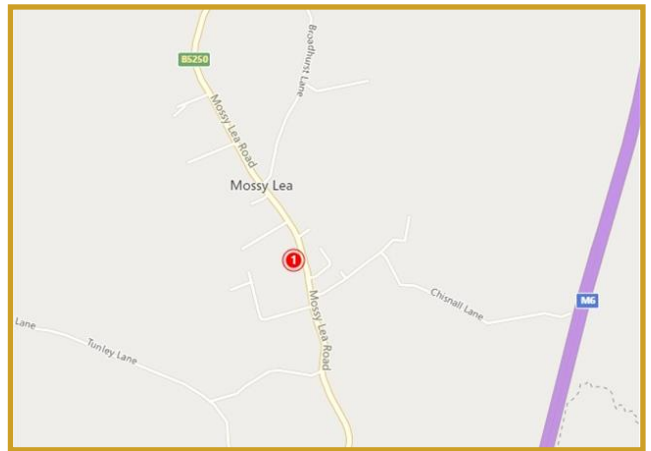
e: info@parkinsonre.com

www: parkinsonre.com

PARKINSON
REAL ESTATE ● ● ● ●

Additional Plans / Photos





Location

The property is situated within the front section of Ainscough Trading Estate accessed via a shared entrance serving the estate. Ainscough Trading Estate is located in the semi-rural location of Wrightington with easy access to J27 of the M6 motorway.

Description

The subject provides for the ground floor suite of this former works office building. The suite has most recently been utilised as a coffee shop outlet and is fully fitted out as such. Fit out includes handwash stations, serving counter and fixtures and fittings that can be acquired, from the outgoing tenant, include fridge freezer, display fridge, coffee machine, hot water dispenser and other such utensils and fixtures. The property benefits a retail fully glazed frontage opening out onto the wider Ainscough Trading Estate whose primary occupier is Huws Gray Builders Merchants. There is a communal area beyond the subject unit within which is a WC for staff use only (not for customer use).

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 have or will be tested prior to completion

Accommodation

The property extends to circa 32.90 sqm (354 sqft) and provides for a single open plan space presently sub-divided by way of a service counter behind which is preparation and serving area with the remainder of the space given over to customer waiting area, seating and for display fridges.

Rating

The property attracts its own rating assessment and interested parties should make their own enquiries with the Local Authority regarding rates payable on the subject unit. It is anticipated that the unit will attract a rateable value that falls below the threshold for small business rates relief and therefore subject to status any proposed tenant is likely to qualify for small business rates relief which may result in zero rates payable.

Terms

The property is available to let by way of a new lease to be drafted on traditional terms to be agreed. A deposit will be requested.

Rental

£500 per calendar month

Service Charge

In addition to rental a service charge will be raised to cover communal services such as utilities and maintenance etc. Further details can be provided upon request.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for 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 issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Nov 2024. Ref: AG0795

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

PARKINSON
REAL ESTATE ● ● ● ●



www: parkinsonre.com

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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.