



1st Floor 26 Market Street
Standish WN6 0HN

1st floor offices
114.88 SQM (1,236 SQFT)

£17,000 per annum

- **Prominent village centre location overlooking Market Place and St Wilfrids Church**
- **Self-contained open plan modernized accommodation**
- **Onsite car parking available**
- **Available February 2025**

To Let

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

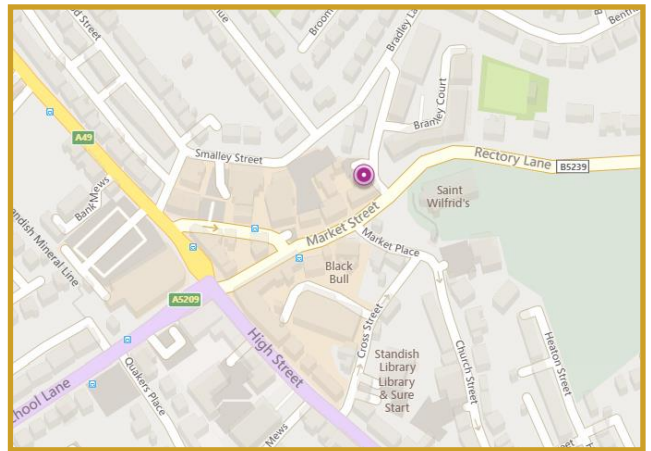
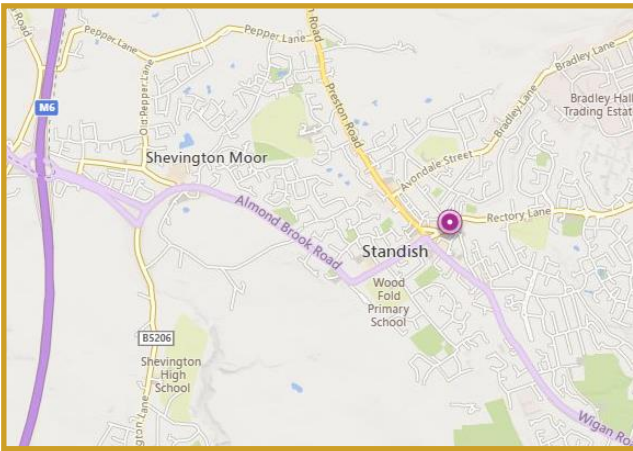
e: info@parkinsonre.com

www: parkinsonre.com

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Additional Plans / Photos





Location

The subject is situated at the 1st floor level gained via an access to the rear of 26 Market Street. The accommodation is the 1st floor of what was formally a purpose built bank premises which has now been repurposed as a retail unit to the ground floor with the subject self-contained offices to the 1st floor. The unit is prominently positioned overlooking Market Place and St Wilfrids Church in a pleasant location at the gateway to the village centre. Other occupiers close by include residential dwellings along with convenience store, public houses, retailers, chemists and restaurant/cafes.

Description

The premises are a 1st floor office suite within a 2 storey former bank premises. A stairwell provides access to the 1st floor which provides a landing off which are WCs serving the premises and a door leading to the open plan office suite. The office suite benefits the following features: plastered walls with perimeter trunking, suspended ceilings with LED lighting, gas fired central heating, ceiling mounted air conditioning, UPVC double glazed windows throughout, carpeted floors and modern kitchenette.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Utilities are recharged, by the Landlord, to the tenant on an apportioned basis

Accommodation

The property benefits the following accommodation which extends to circa 114.88 sqm (1,236 sqft) in total. Entrance vestibule, stairwell leading to landing, WCs, plant/storeroom, open plan office subdivided to provide meeting room and kitchen/staff area.

Rating

The rating assessment for the subject premises is yet to be assessed following splitting of the accommodation from that of the ground floor however an estimate of the business rates likely payable will be provided by the agent on request. We recommend interested parties should make their own enquiries with the Local Authority.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be negotiated. A deposit will be requested.

The premises will be available from February 2025.

Rental

£17,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed that VAT is not applicable on this transaction. 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

The property has an Energy Performance Certificate, with a rating of E-124. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

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

Subject to Contract

Nov 2024 Ref: AG0797

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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 identity 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.