



The Loft

Cullraven Court, Haigh Road,
Wigan WN2 1LB

Contemporary commercial space
121.00 SQM (1,302 SQFT)

£19,000 per annum

- Contemporary space available for a variety of uses including office, studio, gallery etc.
- Courtyard environment with self-contained access to accommodation
- Far reaching views over countryside
- On site car parking

To Let

10 Beecham Court,
Wigan, WN3 6PR

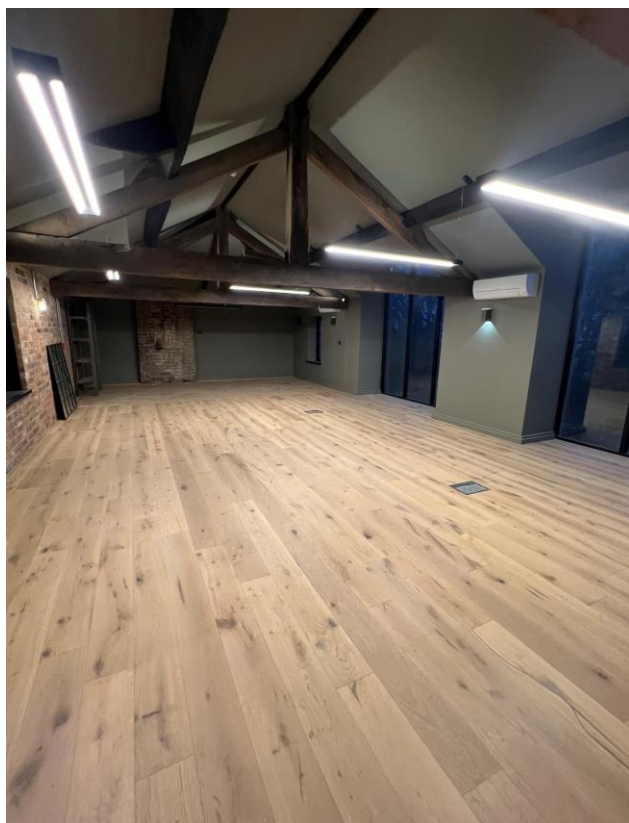
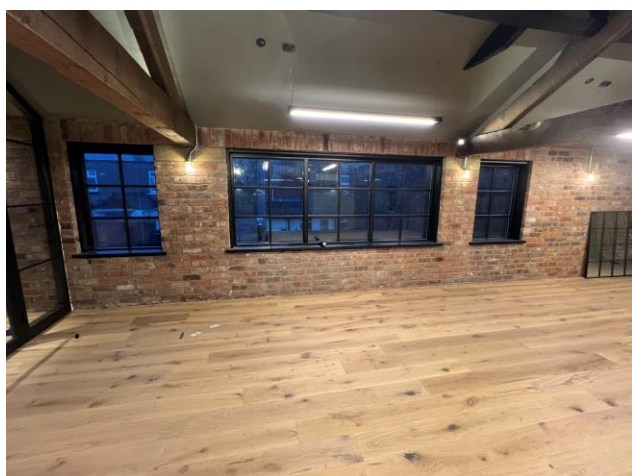
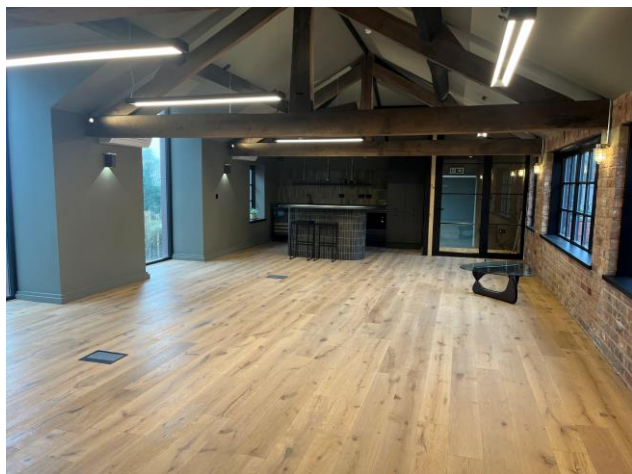
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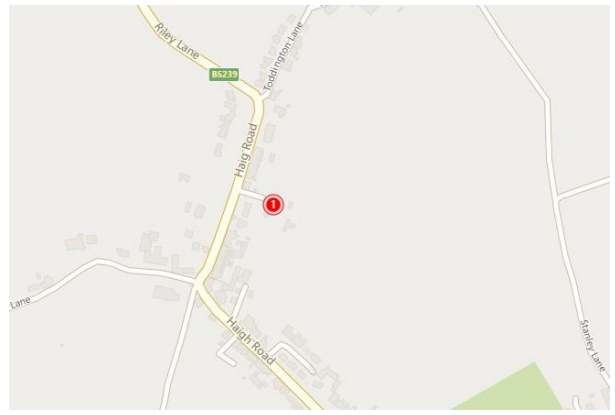
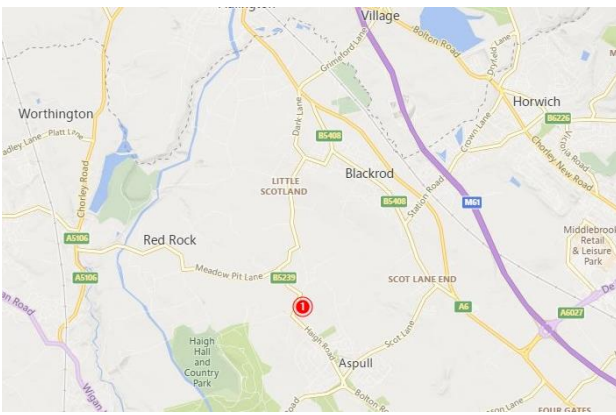
t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject is located within the 1st floor of a converted outbuilding situated to the rear of Cullraven House off Haigh Road to the outskirts of Wigan. Haigh is a semi-rural village situated between the towns of Wigan and Bolton and benefits good accessibility to the regions network motorway. There are a number of commercial occupiers close by including public house, niche flooring shop and car sales whilst a short distance from the subject is the village of Aspull where convenience stores, takeaways and other service amenities are available.

Description

This unique accommodation is on the 1st floor of a converted outbuilding. The accommodation, within the loft space, benefits open plan layout with vaulted ceiling and feature beams with extensive natural lighting via full height glazed windows offering views over the countryside. The accommodation benefits self-contained feature entrance leading to stairwell to the 1st floor and main accommodation. Features include LED lighting, air conditioning, secure and fully gated site, alarm & CCTV with digital entry system.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. There is no gas connection to the property. Please note that neither service connections nor any appliances have or will be tested prior to completion

Car Parking

On site car parking is provided to the rear of the building within a fully enclosed and secure environment.

Accommodation

The overall accommodation extends to circa 121 sqm (1,302 sqft), the majority of which is within the main open plan space which extends to circa 85 sqm (915 sqft) with the remaining space being across the ground floor reception and 1st floor landing areas.

Rating

The property is yet to be assessed for business rates. Interested parties should contact the local authority to confirm rateable value and any rates liabilities.

Terms

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

Rental

£19,000 per annum exclusive.

Outgoings

Tenants will be responsible for all outgoing associated with the premises to include services and business rates

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be charged at the prevailing rate..

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

Jan 2025. Ref: AG0800

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Wigan, WN3 6PR

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Subject to contract

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