

To Let



The Old Courts

Crawford Street, Wigan WN1 1NA

Former café/coffee shop premises

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- Ground floor former café/coffee shop premises with access directly from Crawford Street
- Suitable for a variety of uses including food prep, public fronting food related business, educational purposes - subject to necessary consents
- Accommodation across 3 rooms with self-contained kitchen and WC facilities
- Fully fitted catering kitchen



Location

The subject is situated within the ground floor of the Old Courts building on Crawford Street in Wigan town centre. The Old Courts, as the name would suggest, are the towns former courts which, over the last few years, have been repurposed to provide a community facility primarily focused on the arts and offering accommodation and space for creative industries, live entertainment, leisure, function rooms and entertainment. The current suite is situated on the ground floor and there is car parking within proximity to Crawford Street where on road parking is available via pay & display. Public transport is within a short walk with the towns bus station approximately 150 yards away and the towns 2 railway stations within 300 yards walk.



Description

The subject provides for compartmentalised accommodation across 4 separate rooms plus male and female WCs within the ground floor. Two primary rooms provide the majority of the accommodation in addition to which is a fully fitted catering kitchen, a further store room and WCs. There are a number of entrance and egress points from the premises. The Old Courts is a substantial former court building that has been repurposed providing lettable accommodation along with entertainment space, leisure venue, function rooms and generally a community for creative people and the arts.

- Communal space with private meeting and breakout rooms
- Some Utilities (heating, and water water)
- Excellent Wi-fi
- Access to phonelines and onsite printers
- Building insurance
- Service charge included
- Shower room
- Advertising opportunities within The Old Courts
- Listings on The Old Courts website
- Free/discounted tickets for selected events at The Old Courts
- Low-cost parking options nearby
- Flexible lease agreements – rolling month contracts.
- A creative community perfect for small enterprises and freelancers looking to be part of a network.



Accommodation

	SQM	SQFT
Entrance Room	21.42	230
Store Room	8.28	89
Main Room	26.60	286
Small Store Room	3.04	33
Fully Fitted Catering Kitchen	14.43	155
TOTAL	73.67	793



Rental

£12,000 per annum



Services

It is intended that the facility will be let on an inclusive rent basis whereby services are included, save to say that electric and gas usage within the catering kitchen facility would be metered and paid for in addition to rent



Terms

Available to let on a term to be agreed. A deposit will be requested.



EPC

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





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ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS

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VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal advisor should verify.



Further Information

Further information can be obtained from the agents.

Anti Money Laundering – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owner's agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

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