



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
- Ground floor workshop space could be made available on terms to be negotiated

To Let

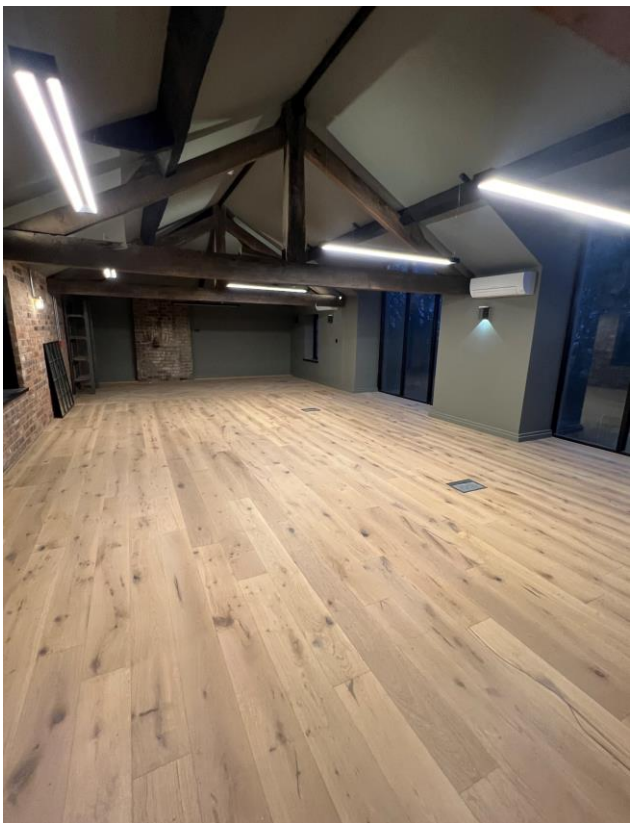
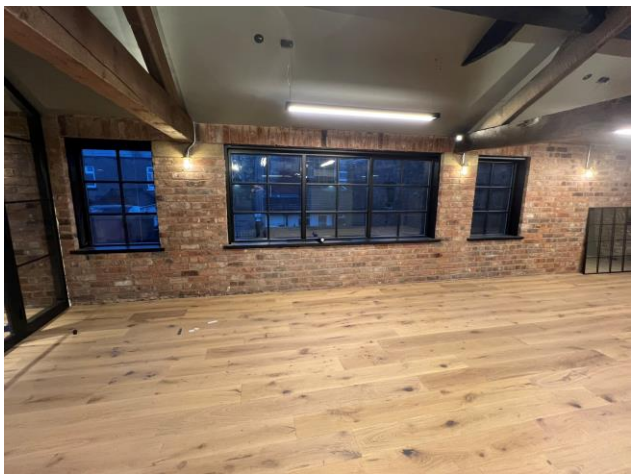
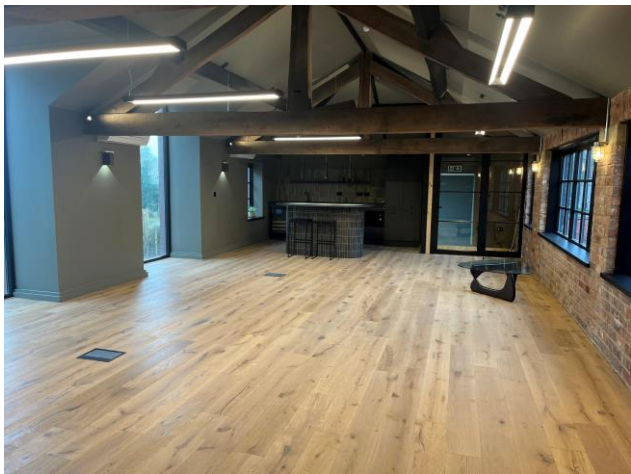
10 Beecham Court,
Wigan, WN3 6PR

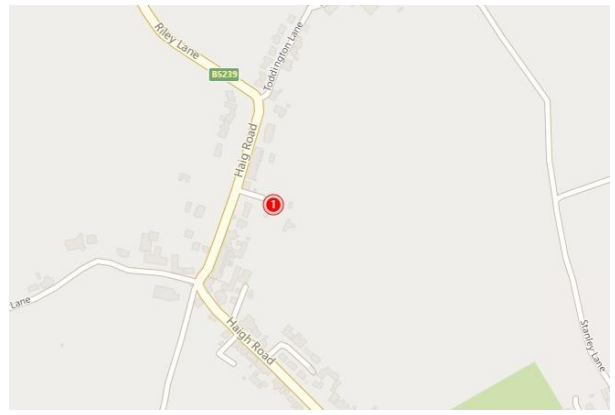
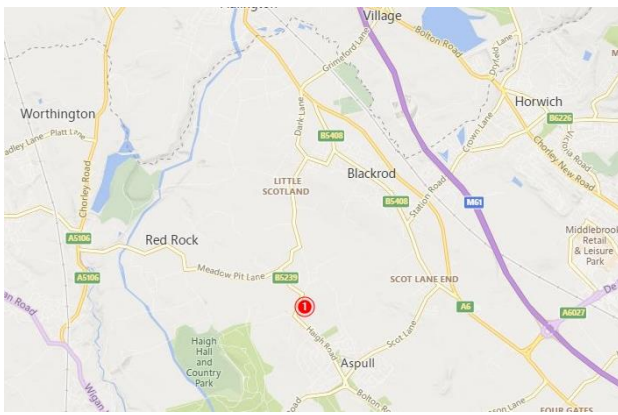
t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com

PARKINSON
REAL ESTATE ● ● ● ●





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.

Additional workshop space

A ground floor workshop space could also be made available to lease with the office space if a tenant deemed such additional workshop/storage accommodation required. Terms for this supplementary accommodation to be negotiated

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

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

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.