



Billinge Library

51 Main Street, Billinge WN5 7HA

Former library premises
172.75 SQM (1,859 SQFT)

Offers in excess of
£200,000

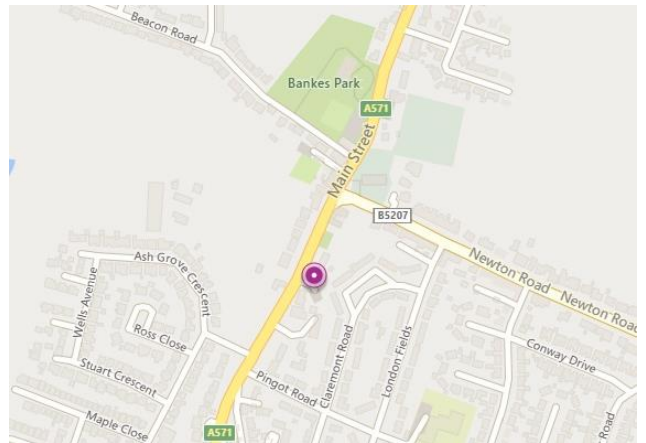
- Former library premises
- Located close to Billinge village centre
- Redevelopment opportunity
- Site area circa 0.2 acres

For Sale

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



Location

The subject premises are located in the village of Billinge occupying a main road position on Main Street (A571) close to the junction of Newton Road (B5207) nearby Bankes Park. The surrounding land uses of the subject site is mainly residential, however, there is a small retail parade directly south of the subject that houses a hair salon and funeral directors. The main retailing centre of Billinge is situated further south on Main Street close to its junction with Carr Mill Road.

The premises provides good connectivity to the A580 East Lancashire Road, M58 and Junction 26 of the M6 motorway.

Description

The subject sits on an irregular shaped site that extends in total to 0.2 acres upon which sits a single storey building of traditional brick construction. The site fronts Main Street with a walkway and pedestrian entrance to the front and side elevations with vehicle entrance to the righthand side leading to a car parking area.

Please note the building is currently unsafe at present and therefore internal viewings of the property are unable to be undertaken.

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 benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Library	139.48	1,502
Kitchen	5.90	63
Staff Room	27.37	294
TOTAL	172.75	1,859

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Library & Premises	£9,700	£4,840.30 p.a.

Terms

We understand the property is held on two freehold titles, one being the main building and one being the car park to the south east corner.

Price

We are seeking unconditional offers in excess of £200,000.

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

The purchaser will be responsible for the vendors legal fees of 2% and surveyors fees of 2% of the agreed sale price

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

Ref: AG0814 March 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800



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Subject to contract

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