



36 Main Street

Billinge WN5 7HD

Retail Premises

32.89 SQM (354 SQFT)

£8,500 per annum

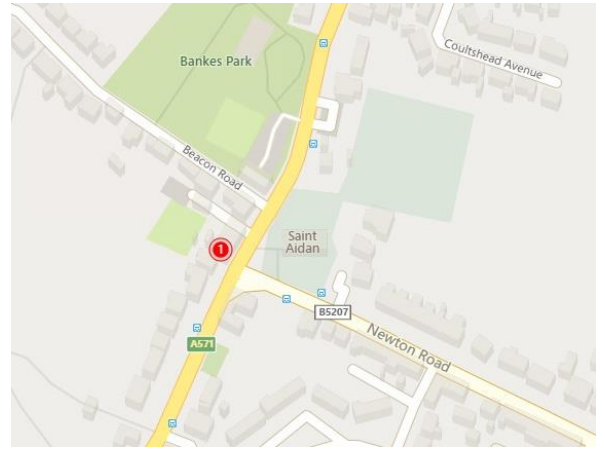
- Modernised, well presented, ground floor retail unit
- Prominent position in sought after village location
- Main road fronting benefiting high volumes of passing traffic
- Suitable for a variety of uses subject to necessary consents
- Available from August 2025

To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



Location

The subject premises are located in the village of Billinge occupying a prominent position on Main Street (A571) close to the junction of Newton Road (B5207) nearby Banks Park. The premises are close to all local amenities and provide good connectivity to the A580 East Lancashire Road, M58 and Junction 26 of the M6 motorway.

Description

The property provides for a modernised, self-contained, ground floor retail unit which provides open plan sales area, ancillary retail area leading to kitchenette and WC. The property is ready for immediate occupation and may be considered suitable for a variety of uses including podiatrist, opticians, chiropodist and similar such providers subject to gaining of necessary planning consents. To the front is a forecourt area, set back from the main road pavement, which could provide for some small area of display land or car parking, again subject to necessary consents.

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
GF Sales & Retail area	32.89	354
Kitchenette & WC	-	-

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
Shop & Premises	£2,750	£1,372.25 p.a.

Terms

The property is available to Let by way of a new effective full repairing and insuring lease on terms to be negotiated. Suitable credit and character references will be required as well as a deposit to be held for the duration of the lease.

Please note the property is available from August 2025

Rental

£8,500 per annum exclusive.

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

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 C-54. 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

REF: AG0815 March 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



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Subject to contract

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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.