

For Sale



32-36 Main Street

Billinge, Wigan WN5 7HD

Mixed use investment property

PARKINSON
REAL ESTATE ● ● ● ●

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Key Highlights

- **3 commercial units along with 3 residential units**
- **Fully let producing a total income of £44,270 p.a.**
- **Local sub-market investment opportunity**
- **Prime position**



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 Bankes 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 subject comprises a prominent standalone 2 storey building which is sub-divided to provide 3 self-contained commercial units at ground floor and 3 residential flats at 1st floor. The 3 commercial units front onto Main Street and benefit an area of land between the front elevations and the pavement suitable for car parking, seating, external display etc. as desired by the owner or indeed tenants. The 3 upper floor flats benefit separate entrances which can be accessed via Beacon Road with each individual flats having its own dedicated entrance.

Please note No. 3 Beacon Road, which is a 2 storey commercial building is not included within this sale even though it is attached to the subject and with the same block).







Accommodation

3 commercial self-contained ground floor units along with 3 self-contained flats at 1st floor.



Tenancies

	Type	Tenant	Rent	Lease Term
32 Main Street	Retail/ Beautician	Arch Rivals Ltd	£7,120 p.a.	
34 Main Street	Retail/ Barbers	Individual t/a Mancave	£10,000 p.a.	
36 Main Street	Retail	Individual t/a De-nova *	£8,250 p.a.	
Flat 1	1 bed flat	Individual	£6,000 p.a.	AST
Flat 5	2 bed flat	Individual	£6,900 p.a.	AST
Flat 5a	1 bed flat	Individual	£6,000 p.a.	AST

* The tenant has exercised their break clause so tenancy will come to an end in August 2025. The unit is being remarked at £8500 per annum



Price

The investment is marketed at a quoting price of £550,00.



Business Rates & Council Tax

	Rateable Value
32 Main Street	£3,450
34 Main Street	£4,750
36 Main Street	£2,750

All flats are council tax band A



Tenure

We understand the property is held freehold under title number MS257496.



EPC

Copies of Energy Performance Certificate can be made available upon request.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this matter.



Further Information

Further information can be obtained from the **WIGAN** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

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.

Ref: AG0804 Jan 2025

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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