



Unit at

Clayton Street, Wigan WN3 4DA

Warehouse Premises

553.14 sqm (5,954 sqft) plus canopy

£Rent on application

- Self-contained warehouse close to Wigan town centre
- In an established trade counter location
- Within 2 minutes walk of Wigan town and all its amenities

To Let

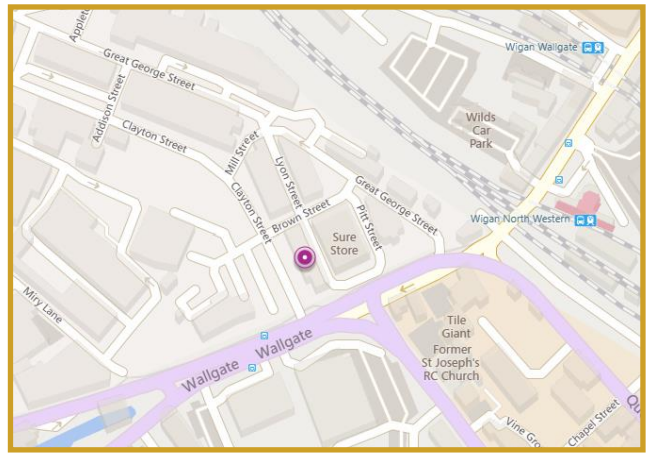
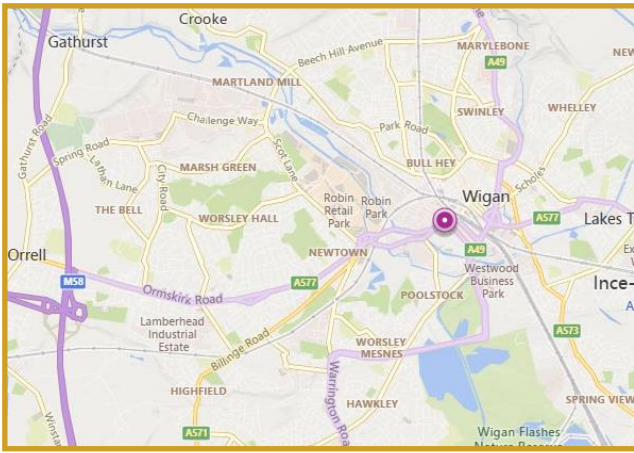
PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject is situated on Clayton Street within the popular Miry Lane trade and commercial area of Wigan town centre. Occupiers in close proximity include trade counters, car sales and other light industrial and commercial uses. The property is situated within walking distance of Wigan town centre and all the amenities and services the town provides including Wigans regional and national train stations. The location benefits excellent road connectivity being within the town centre offering direct access out onto main arterial roads leading to motorway networks and beyond.

Description

The property comprises a self-contained warehouse premises situated within an enclosed secure site which is fenced and gated to both Clayton Street and Brown Street. The enclosed site area provides for useful delivery and loading yard space along with car parking. Internally the accommodation offers open plan warehousing and administrative offices, kitchen and welfare facilities. A canopy extends partially over the yard providing a covered loading facility

Services

We understand mains services are connected to the property to include mains water, drainage, gas 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
Warehouse 1	158.40	1,705
Warehouse 2 incorp. Offices & kitchen	394.77	4,249
GF Canopy	120.30	1,295
TOTAL	673.47	7,249

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
Warehouse & Premises	£26,500	£13,223 p.a.

Rental

On application.

Terms

Subject to the gaining of vacant possession the premises are to be offered on a let basis by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested.

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 and has a rating of E-112.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0817 March 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

www.parkinsonre.com

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 they 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.