



**41a York Street**

**Wigan WN3 4BY**

Commercial Unit

171.51 SQM (1,846 SQFT)

**£20,000** per annum

- Self-contained commercial premises close to Wigan town centre
- Ideal for trade counter, training, storage, distribution, office use, food preparation/wholesale
- Predominately open plan
- Car parking to front

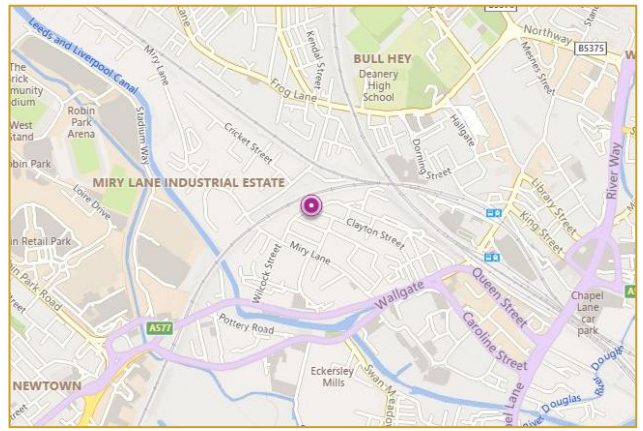
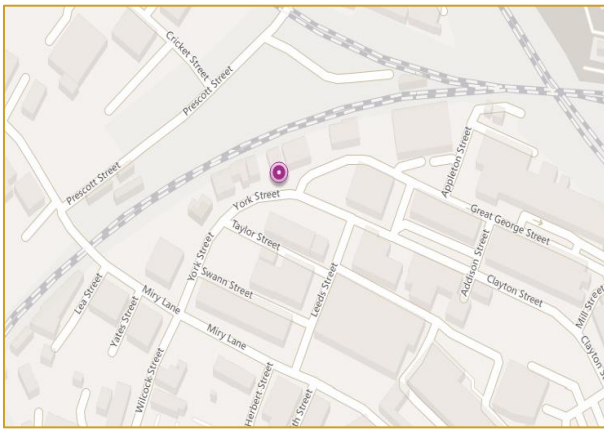
**To Let**

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)





### Location

The subject unit is situated within the popular Miry Lane Industrial Estate surrounded by trade counter, car dealerships and other such commercial uses. The property is prominently positioned fronting York Street, one of the main thoroughfares through the industrial estate.

### Description

The subject unit provides for a detached regular shaped commercial premises, single storey in nature and of traditional construction. Internally the premises are split into 2 distinct open plan areas with each area currently sub-divided further by stud partitioning. A roller shutter double access door provides a loading facility to one of the areas whilst a pedestrian door provides access to the main area which could provide for trade counter or reception subject specific use of the building. To the front of the premises is an area of forecourt which we estimate could provide for parking for up to 4 vehicles

### Services

We understand mains services are connected to the property to include mains water, drainage and 3 phase electric. Please note that neither service connections nor any appliances have or will been tested prior to completion

### Accommodation

The property provides for accommodation of 171.51 sqm (1,846 sqft) or thereabouts . The accommodation is currently sub-divided providing workshop and warehousing space along with kitchen area, office/reception, storeroom and 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
Workshop & Premises	£10,500	£5,376 p.a.

### Terms

The property is available by way of a sub-lease on terms to be negotiated. A deposit will be required.

### Planning

The property has been used for a significant number of years as a printers workshop and similar uses are therefore deemed suitable. Alternative uses may also be suitable and those considered include trade counter, training rooms, finishing rooms, light distribution, light manufacturing, food preparation, wholesale etc. Interested parties should make their own enquiries with the local planning authority to ensure their proposed use meets with planning requirements

### Rental

£20,000 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 and has a rating of E-124. The Certificate and Recommendation Report can be made available on request.

### Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

### Subject to Contract

Ref: AG0831 June 2025

10 Beecham Court,  
Wigan, WN3 6PR

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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.