



Central Garage

Westhead Road, Croston PR26 9RR

Garage/Workshop Premises
97.68 SQM (1,051 SQFT)

£20,000 per annum

- Central village location
- Site of successful and established vehicle repair garage which only ceased trading due to unforeseen circumstances
- Forecourt area and office

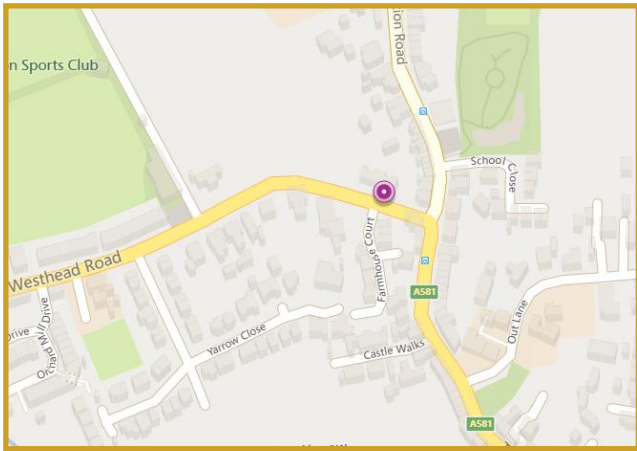
To Let

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Location

The property is situated in the village centre of Croston fronting Westhead Road close to its junction with Station Road. Croston is a true village benefiting numerous niche businesses and service offerings which a semi-rural local population rely upon. The garage is ideally located to capture local trade and benefits from being close to other local amenities.

Description

The premises comprise a traditional two bay garage facility sitting on a plot which benefits a small forecourt area to the front with a small office/waiting area. The building itself is split to provide 2 workshop bays, accessed via a concertinaed door from the forecourt. Above the workshop area is a mezzanine deck part of which provides for a further office and part as useful storage. To the front of the workshop, to the side of the forecourt, is a small office/waiting area.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. It is understood that gas was once connected to the property but is not disconnected. 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
Garage	97.68	1,051

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
Vehicle Repair & Premises	£3,950	£1,971.05 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

Offers in the region of £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 Energy Performance Certificates with ratings of F-146 and G-177.

Enquiries & Viewings

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

Subject to Contract

Ref: AG0838 July 2025.

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