



## Unit 3 Clayton Place

Clayton Street, Wigan WN3 4DA

Industrial Premises

185.80 SQM (2,000 SQFT)

**£18,000** per annum

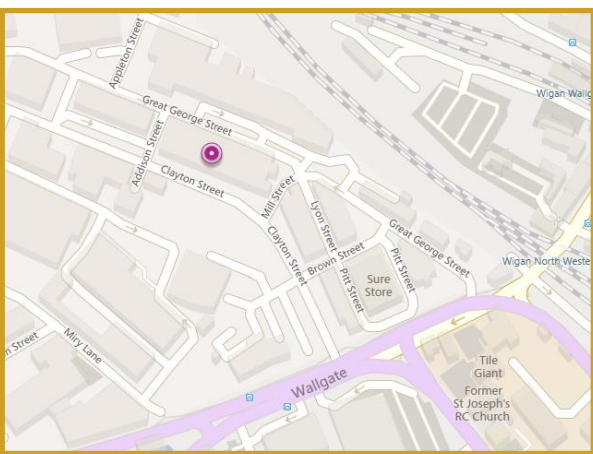
- In an established industrial trade location
- Within 2 minutes walk of Wigan town centre
- Landlord prepared to refurbish the space
- Clear span versatile commercial accommodation

# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

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

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



### Location

The subject is situated fronting onto 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 unit provides for clear span accommodation along with ancillary kitchen, WC and small office area. The unit benefits a maximum working height of 7.25 metres to the ridge of the roof and a minimum working height of approx. 2.5 metres at the lowest eaves point. Subject to an occupiers requirements the property could incorporate a retail shop frontage and a roller shutter access door to the rear elevation. The landlord is prepared to carry out works to refurbish the unit subject to an occupiers requirements

### 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 been tested prior to completion

### Accommodation

The property has been measured to provide a gross internal area of 185.80 sqm (2,000 sqft).

### Rating

We have identified what we assume is the correct entry for the subject premises within the 2023 Rating Assessments List. The assessment is below the small business rates threshold and therefore discounted business rates will apply. Interested parties should clarify these with the local authority.

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£8000	£3,992 p.a.

### Use/Planning

The subject has been utilised for light industrial manufacturing however other users within the Clayton Court development operate various businesses including a retail outlet, food preparation, storage, industrial and a café/coffee shop therefore the premises are deemed subject for a variety of uses. Interested parties should ensure that their proposed use for the premises meets with current planning consents in place by making enquiries with Wigan Council Planning Department.

### Tenure

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

£18,000 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 D-92. 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: **AG0843** August 2025.

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800

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

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



**PARKINSON**  
REAL ESTATE ● ● ● ●

### 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.