

For Sale



2 Hope Carr Way

Leigh, Wigan WN7 3DE

Workshop/Warehouse Premises

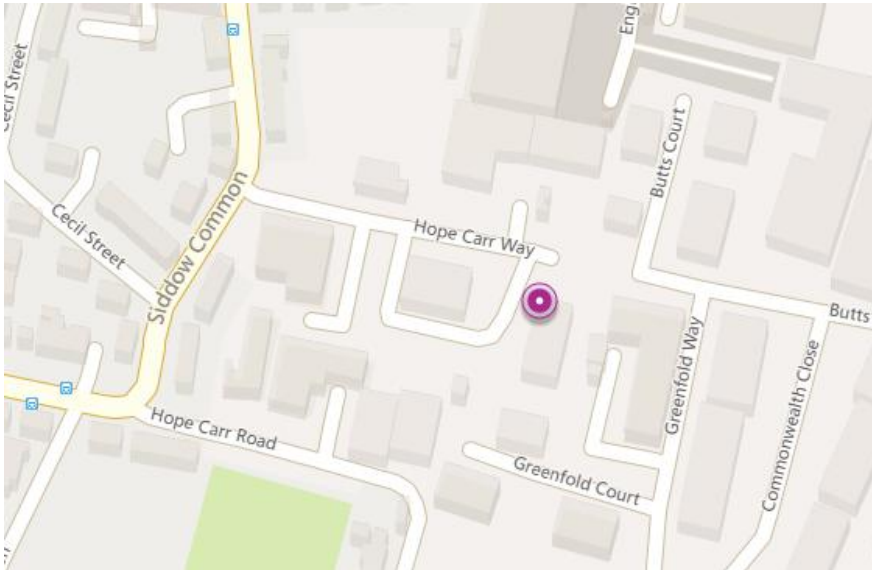
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Key Highlights

- **Site of 0.52 acres**
- **Warehouse and workshop facilities**
- **Securely fenced site**
- **Close to Leigh town centre**



Location

The subject is situated within the Hope Carr area of Leigh. The immediate surrounding area provides for commercial properties in the main however the area is seeing a significant increase in residential development.

Leigh town centre is a short walking distance away from the subject premises approximately 500 metres northwest of the subject.



Description

The premises consist of an irregular shaped site extending to 2,088 m² (0.52 acres). Contained within the site are 2 industrial buildings. The main building provides for a large warehouse with ancillary offices to the ground and first floor. Within the office accommodation to the ground and first floor are a mixture of cellular offices along with kitchen and WC facilities.

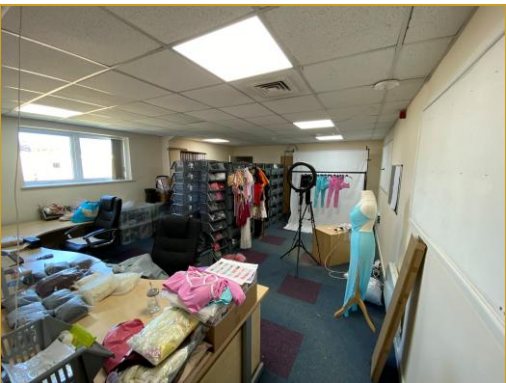
To the rear of the site is a smaller open plan warehouse that is utilised for basic storage.

Both buildings benefit vehicular and pedestrian access to their elevations facing the central courtyard to the south of the site. The main building also benefits pedestrian entranceway into a ground floor reception area from the north elevation.

The remainder of the site is given over to hardstanding that is utilised for storage.

The site is securely fenced by full height palisade fencing and is accessed off Hope Carr Way to the northwest of the site through double steel gates.

Additional Plans / Photos





Accommodation

	SQM	SQFT
Main Workshop	423.30	4,556
GF Office	174.00	1,873
FF Office	142.60	1,553
FF Office	15.00	161
Rear Warehouse	297.20	3,199



Rating

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£44,750	£22,330.25 p.a.



Services

We are informed that the property benefits from all mains services.



Price

Offers sought in the region of £800,000



Tenure

We are informed the property is held long leasehold on a 125 year lease from October 1994 with a rent of £100 p.a.



EPC

The property has an EPC rating of E-105



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 agents

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or 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. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment 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.

Subject to contract.

Ref: AG0842

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ENQUIRIES AND VIEWINGS STRICTLY BY
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