



## 9 Penny Lane

Haydock WA11 0QR

Ground Floor Retail Space  
95.10 SQM (1,023 SQFT)

**£7,800** per annum

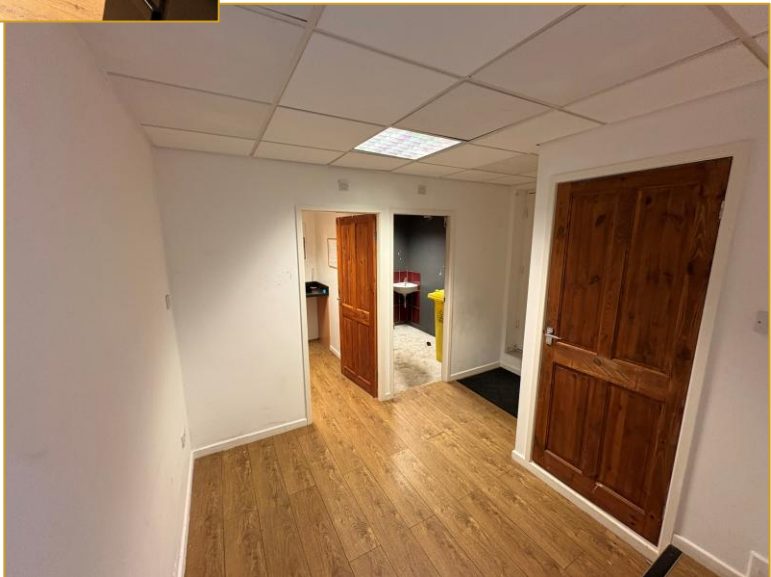
- Suitable for a variety of uses (subject to necessary planning consents)
- Car parking and access to rear of property
- Close to Haydock centre
- Busy arterial road location

# To Let

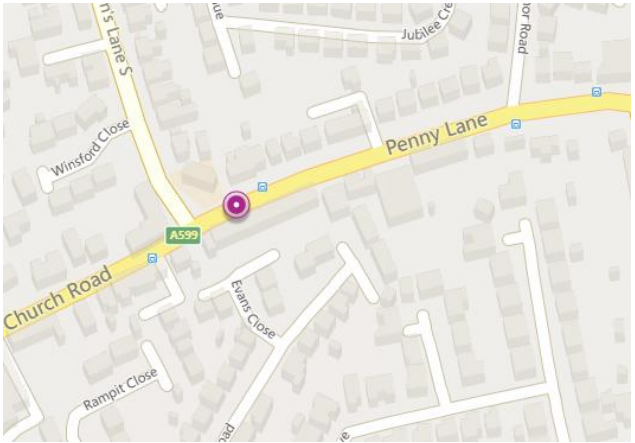
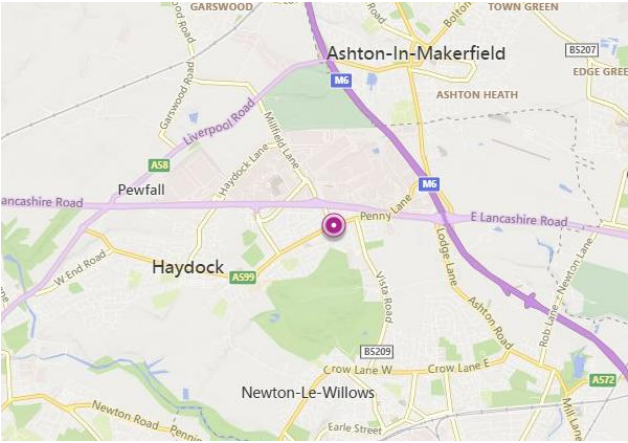
**PARKINSON**  
REAL ESTATE ● ● ● ●

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

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







## Location

The subject is situated fronting Penny Lane which is a busy thoroughfare through the centre of Haydock. There is high density residential population in proximity and occasional retail and service providers including takeaways, off licences, convenience stores and barbers within the immediate locality. The location benefits easy access to both the A580 East Lancashire Road and to the M6 motorway at J23.

## Description

The subject is a ground floor retail unit that is pavement fronted to Penny Lane and extends to benefit a rear access from Evans Close via Taylor Road. Internally, the property is partitioned to provide a number of rooms with entrance vestibule to the front leading to open plan retail space at the front of the building which benefits a fully glazed retail window with a security roller shutter. Beyond the retail space is a corridor leading to 2 partitioned rooms (former treatment rooms) and then onto the rear exit, kitchen area, WC and a further storeroom. Externally, at the rear is a private area where a number of cars can be parked

## 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 be tested prior to completion

## Accommodation

The property benefits a main retail space, 2 further rooms, WC, kitchen and store totaling 46.15 sqm (497 sqft).

## Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as small business rates relief may be available.

	Rateable Value	Estimated Rates
Shop & Premises	£3,950	£1,971.05 p.a.

## Terms

The premises are available to let on a full repairing and insuring lease basis. Our client is seeking a minimum lease term of 5 years but will consider longer. A deposit will be requested subject to status.

## Rental

£7,800 per annum exclusive.

## Planning

The property is considered suitable for a variety of uses subject to confirmation via the planning authority and having previously been utilised for use under Use Class E of the planning use classes.

## VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. 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-82. 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: AG0847

Sept 2025

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800

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

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



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### Subject to contract

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