

For Sale



1a Church Drive

Orrell, Wigan WN5 8ST

Commercial premises suitable for a variety of uses

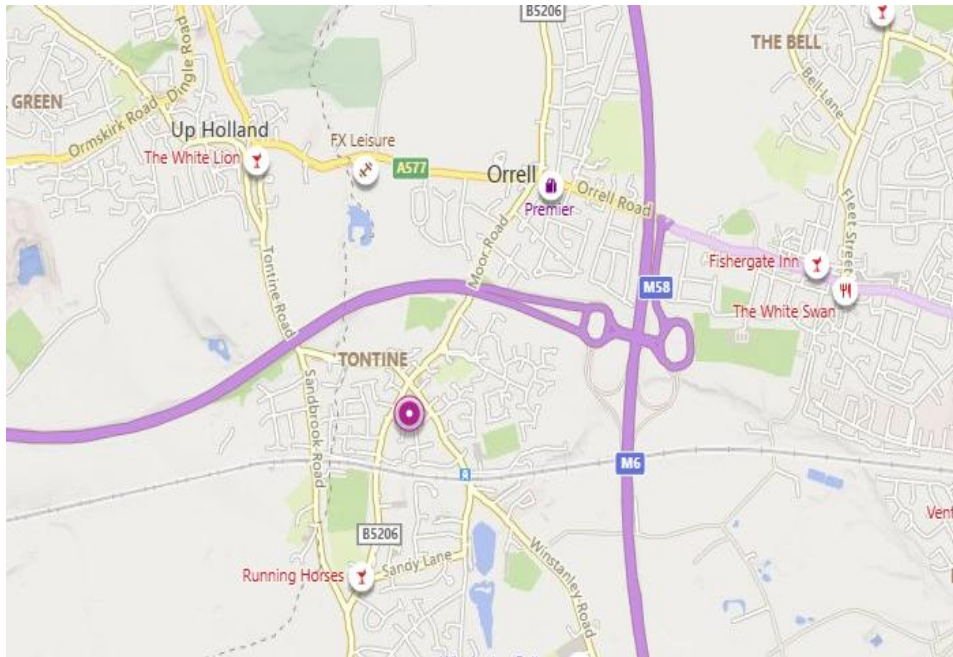
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e: info@parkinsonre.com

w: parkinsonre.com

Key Highlights

- **Most recently used as a gymnasium (Catts Gym)**
- **Former uses understood to have been commercial, light manufacturing and assembly**
- **Self-contained private site with parking**
- **May suit being split into multiple units**



Location

The subject is located off Church Drive, to the south of Orrell centre and is accessed via a private driveway. The centre of Orrell is a short walk from the premise where there are a variety of amenities on offer including Co-Op convenience store, microbar, coffee shop, pharmacist, hair salon etc. Junction 26 of the M6 motorway, which also leads onto the M58 motorway is a short drive from the subject and Orrell has its own railway station which connects to both the regional and national rail network via Wigans' North Western and Wallgate railway stations.

Orrell itself is a settlement located approximately 2 miles west of Wigan town centre.



Description

The subject provides for a single storey building most recently utilised as a gymnasium but has previously been used as a works premises and is positioned on a roughly wedged shaped site which benefits a private access driveway directly from Church Drive.

The buildings on the site comprise 3 adjoining and linked elements with the main and original element providing predominately open plan accommodation with some compartmentalised rooms/offices which is of brick external elevations surmounted with a flat roof which incorporates a number of raised roof lights providing good natural lighting to the accommodation.

Adjoining this main element is an extended area that provides for a number of compartmentalised good sized rooms. The final element is, again, adjoined to the main element and provides for an outrigger off the front elevation of the original structure and provides open plan accommodation.

The 3 separate structures are adjoining and interlinked internally and all 3 have window openings to the front elevation overlooking the car park area.

To the front of the buildings is a service yard/car park and a relatively wide access road to the property.

Additional Plans / Photos





Accommodation

We estimate that the property provides for accommodation extending to a gross internal area of 525.30 sqm (5,654 sqft) or thereabouts.

The site area extends to approximately 0.244 acres.



Rating

The property is listed on the VOA Rating List as of 1st April 2023 with the following details

	Rateable Value	Estimated Rates Payable
Gymnasium & Premises	£16,750	£8,358.25 p.a.



Price

£320,000



Tenure

We are informed the property is held freehold under title number GM426281.



Planning

The current use of the property falls within Use Class F1 (learning and non-residential uses) of the Use Planning Classes. It is considered that the property is suitable for alternative uses subject to gaining of necessary consents and interested parties should make enquiries with the Local Planning Authority regarding any proposed uses for the building prior to submitting an offer.



Services

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



EPC

An Energy Performance Certificate will be made available in due course.



VAT

All prices quoted are exclusive of VAT. We are informed by the Vendors that the property is not elected for VAT and therefore VAT will not be applicable to the transaction.



Further Information

Further information and details regarding viewings 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: AG

Sept 2025

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ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS

Wigan Office

10 Beecham Court
Wigan WN3 6PR

T: 01942 741800

Preston Office

4 Winckley Court
Preston PR1 8BU

T: 01772 876456

Manchester Office

3rd Floor Centurion House
129 Deansgate
Manchester M3 3WR

T: 0161 930 8499

