



## 369 Clipsley Lane

Haydock WA11 0SJ

Commercial Premises

126.16 SQM (1,358 SQFT)

£10,680 per annum

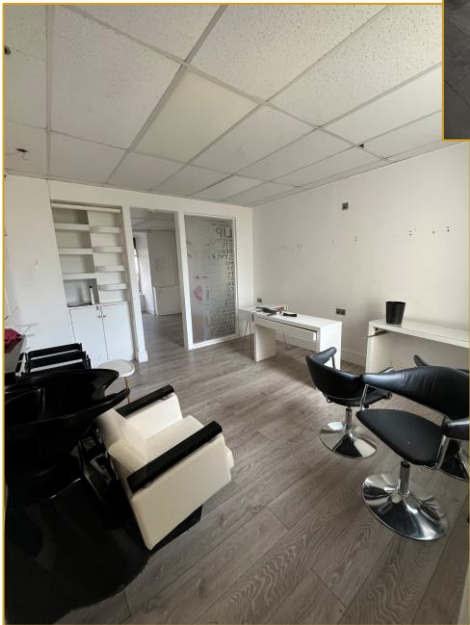
- Suitable for a variety of uses  
(subject to necessary planning  
consents)
- Close to Haydock centre
- Busy arterial road location

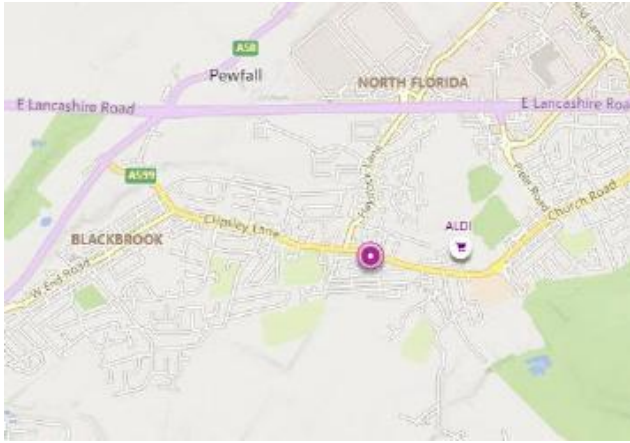
# To Let

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

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





### Location

The subject property is situated fronting Clipsley Lane at its junction with Ireland Road, occupying a prominent end corner position. Clipsley Lane is a busy main route through the centre of Haydock, benefitting from strong levels of passing vehicular and pedestrian traffic. The surrounding area comprises a high-density residential population with a range of retail and service providers in the immediate locality. These include convenience stores, hot food takeaways, hair and beauty salons, and other neighbourhood amenities which serve the local community. The property also benefits from excellent regional connectivity, with the A580 East Lancashire Road and junctions of the M6 motorway located within close proximity.

### Description

The subject property comprises an end-terraced, two-storey building with pavement frontage to Clipsley Lane. Most recently, the premises were occupied as a beautician. The ground floor provides a welcoming entrance with a glazed shop frontage, leading into a series of well-proportioned rooms suitable for customer-facing or treatment use. The 1st floor offers additional rooms that have been used for treatment and ancillary purposes, providing flexibility for a variety of business requirements. To the rear the property also benefits from an enclosed yard area in which there are two fully furnished rooms

### 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

	SQM	SQFT
GF Retail	45.37	488
GF Ancillary	39.79	428
First Floor	41.11	442

### 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

£10,680 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

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

### Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

### Subject to Contract

Ref: AG0848 Sept 2025

10 Beecham Court,  
Wigan, WN3 6PR

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