

For Sale



1a Church Drive

Orrell, Wigan WN5 8ST

Commercial premises suitable for a variety of uses

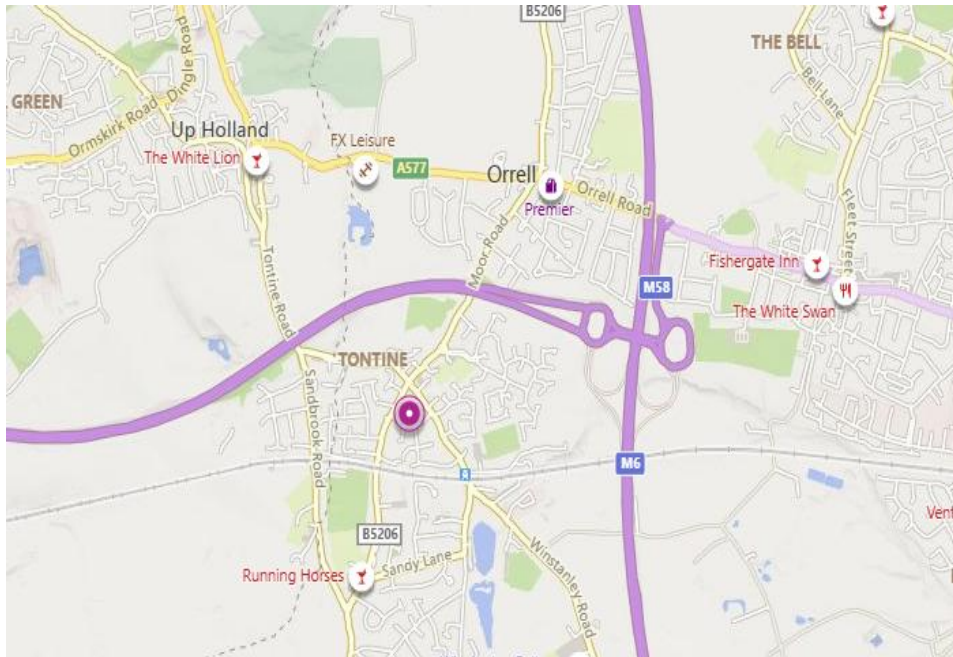
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Key Highlights

- **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.



Tenure

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



Services

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



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.





Price

£320,000



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.

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Subject to contract.

Ref: AG

Sept 2025

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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