



3 Garswood Street

Ashton in Makerfield WN4 9AF

Commercial Premises
24.34 SQM (262 SQFT)

£5,600 per annum

- Well located for local amenities, parking and public transport
- Suitable for a range of retail and service related uses including beauty and aesthetics
- Town centre location

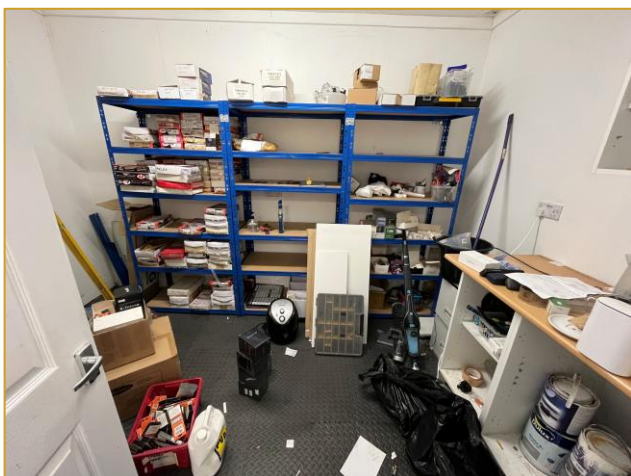
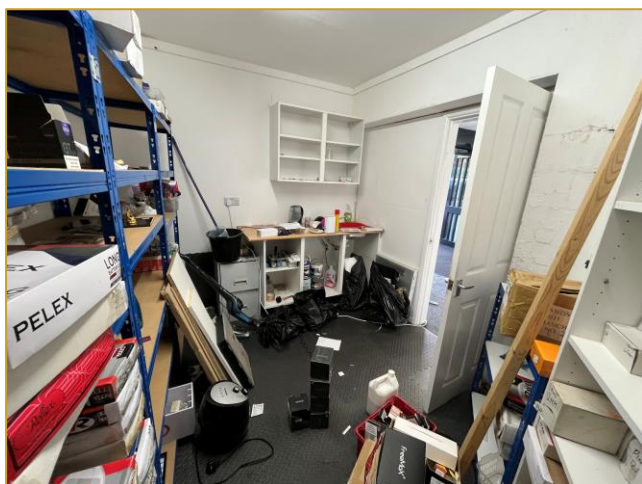
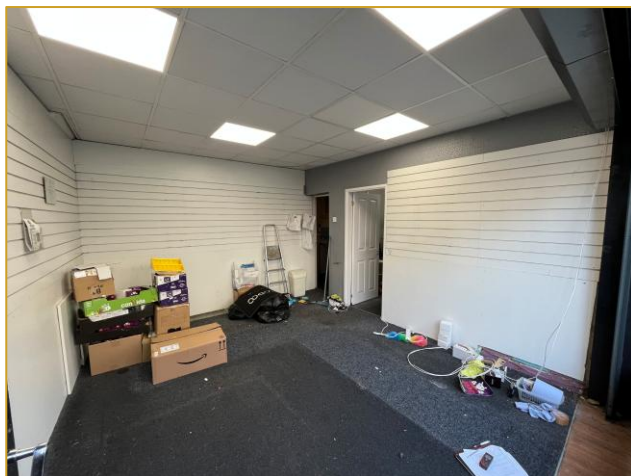
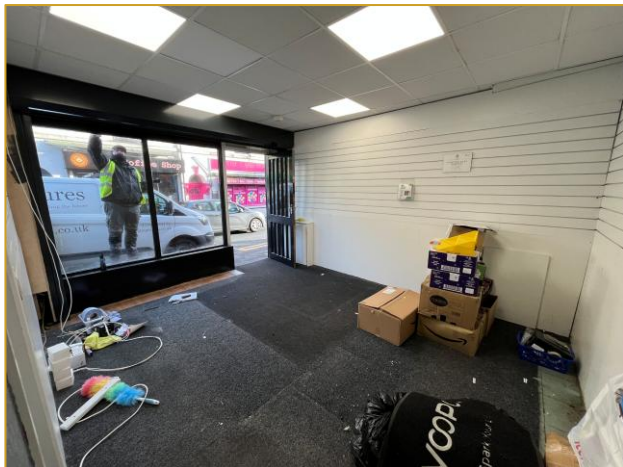
To Let

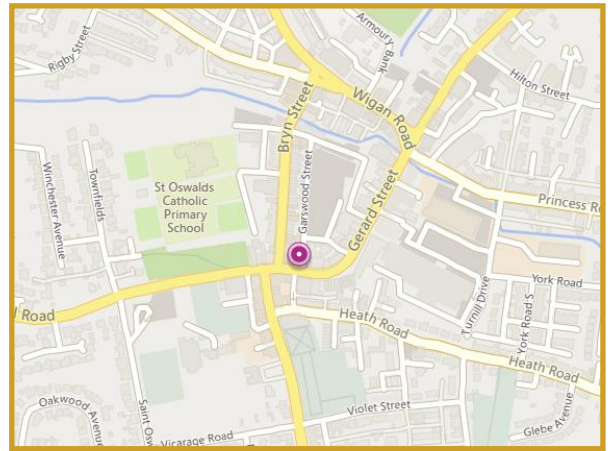
PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property is located on Garswood Street in Ashton-in-Makerfield, within immediate proximity of the town's principal retail thoroughfare. It forms part of a well-established commercial area, characterised by a variety of local occupiers including independent retailers and service providers. The location further benefits from readily available nearby parking, offering convenience for both customers and employees.

Description

The property comprises a ground floor unit, previously used for retail purposes. Internally, the accommodation is arranged to provide two rooms together with a WC. The unit benefits from a prominent frontage incorporating an electrically operated roller shutter door and offers flexible internal accommodation suitable for a variety of potential uses, subject to the necessary consents.

At the time of inspection, the property contained fixtures and fittings however, it is understood that the unit will be cleared to provide a shell finish, retaining a WC and hand basin.

Accommodation

The property provides circa 24.34 sqm (262 sqft) of accommodation

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Water is apportioned on a pro-rata basis from the Landlords supply. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available. Tenants who qualify will benefit from small business rates relief, meaning no business rates payable

	Rateable Value	Estimated Rates Payable
Shop & Premises	£2700	£1,166.40 p.a.

Rental

£5,600 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. 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 a valid Energy Performance Certificate until March 2028 with a rating of E-115.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0884

April 2026.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

www: parkinsonre.com

Subject to 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. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd 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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.