

Unit 8 Bryn Parade,
Bryn Road, Wigan WN4 0BS

Retail Premises
67.5 SQM (727 SQFT)

£12,000 per annum

- **Prominent position within an established local retail parade**
- **Approximately 4 miles from Wigan town centre**
- **Within easy reach of Junctions 24 and 25 of the M6 motorway**

To Let

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e: info@parkinsonre.com www: parkinsonre.com

Photos













10 Beecham Court,
Wigan, WN3 6PR

RICS Regulated by RICS

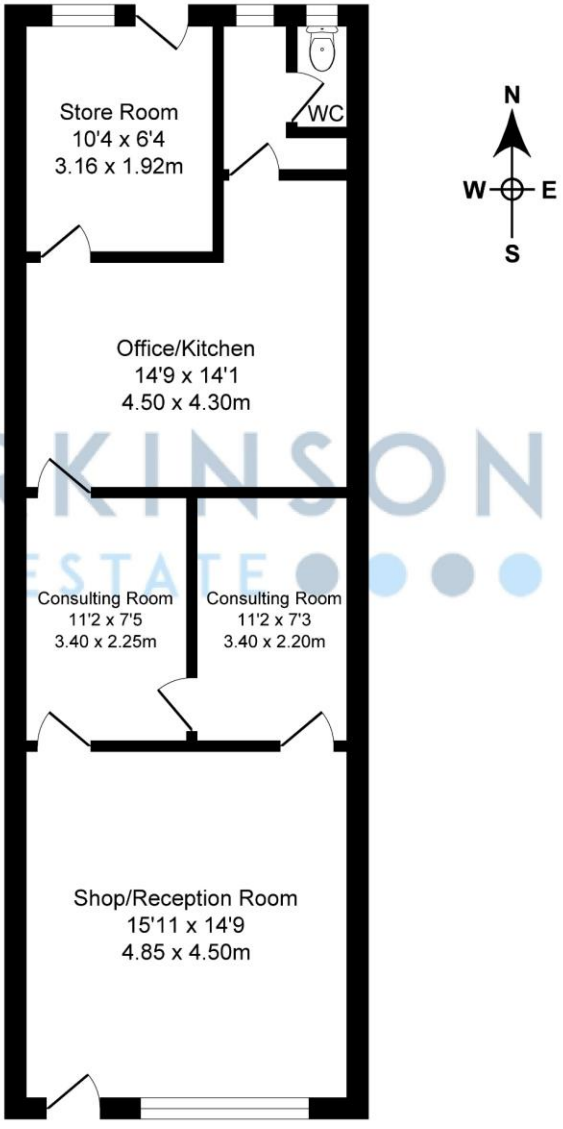
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Bryn Parade, Bryn

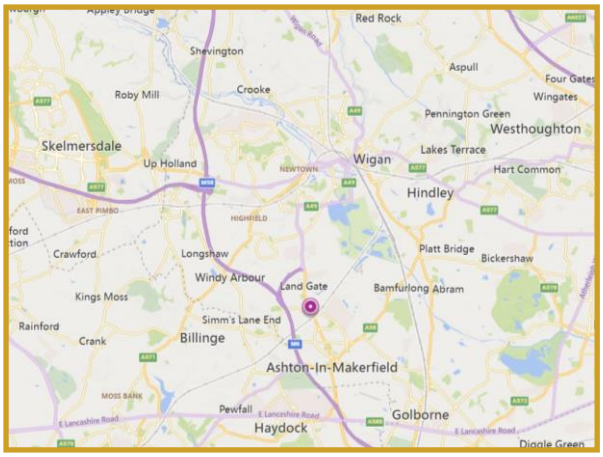
Total Approx. Floor Area 727 Sq.ft. (67.5 Sq.M.)

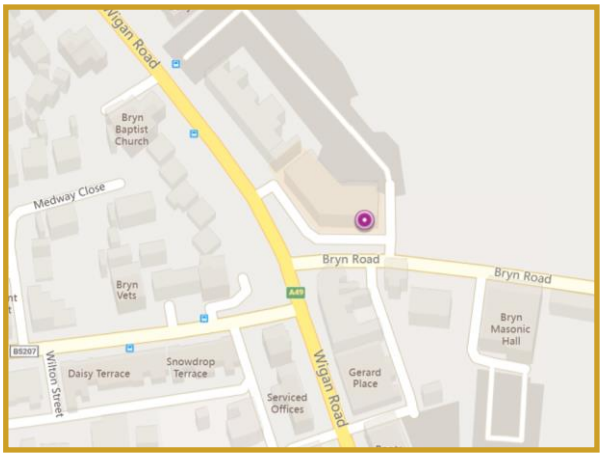
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 727 Sq.Ft
(67.5 Sq.M.)

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Location

The property occupies a position within the established residential area of Bryn, Wigan, benefiting from a local catchment of nearby residents and access to surrounding amenities. The premises are conveniently located for the M6 motorway, with Junction 25 approximately one mile away, providing access to the wider regional road network. The wider area includes occupiers such as Morrisons Daily, local cafés and takeaways, providing a variety of everyday amenities and helping to create an active local trading environment.

Description

The property is a self-contained lock-up retail unit extending to approximately 736 sqft and previously occupied as a veterinary practice. The premises offer versatile accommodation suitable for a range of retail, professional or service-based uses, subject to any necessary consents. Forming part of an established retail parade, the unit provides an opportunity for businesses seeking a well-located premises serving the local community.

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 been tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice.

	SQM	SQFT
Ground Floor	67.5	727

Rating

We have identified the following entry in the 2023 Rating Assessments List which we understand is for the subject property. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£11,000	-

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£12,000 per annum exclusive.

Service Charge

A service charge to cover the upkeep, maintenance and service provision of the communal areas and building insurance is applicable on this property. (Whilst this is subject to annual review, it is approximately £1.50 per sqft).

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

An Energy Performance Certificate is available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0921 October 2026.

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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.