

Bentham House, 97 Heaton Street,
Standish, Wigan WN6 0DA

self contained modern offices
233.93 SQM (2,518 SQFT)

to let /
may sell



£Price/Rent
on application

- Close circuit TV security system
- Purpose built self-contained detached office premises in pleasant setting
- Quiet location within the township of Standish
- On site car parking
- Modern cellular accommodation

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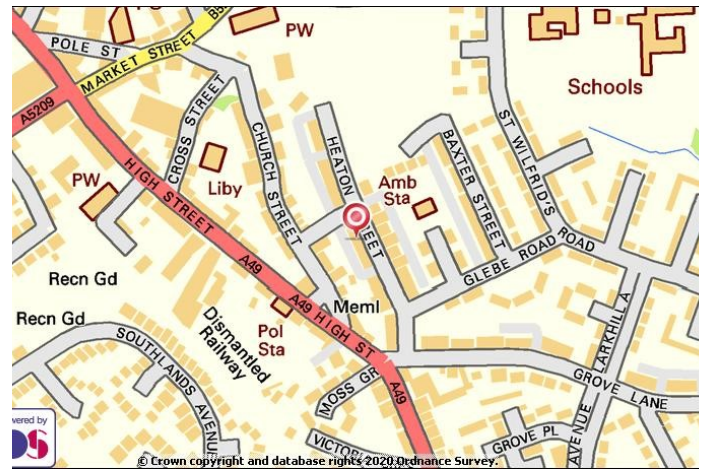
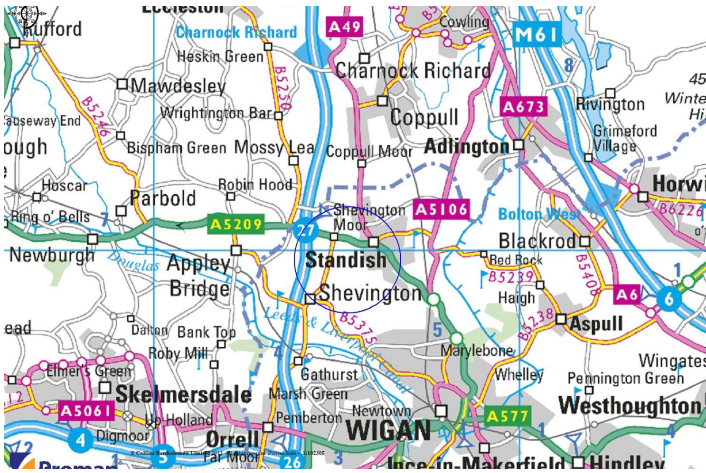
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Location

The subject property is situated at the head of a cul-de-sac and therefore benefits from a quiet outlook with limited passing traffic but good accessibility for vehicles. Heaton Street itself is primarily residential but at the head of Heaton Street, where Bentham House is positioned, is St Wilfred's Church which the subject property sits adjacent to.

Standish is a popular township on the outskirts of Wigan benefitting from its location just one mile from Junction 27 of the M6 motorway and a slightly further drive to Junction 8 of the M61 motorway. Standish township centre, which can be walked to within minutes from the subject property, offers a whole range of amenities and facilities including doctors, public houses, restaurants, shops, supermarkets, barbers, beauticians, etc.

Description

Bentham House is a purpose-built detached 2 storey office facility along with associated external landscaped areas and car parking. The accommodation internally is cellular, benefitting an inviting reception leading to well-presented office and welfare facilities along with boardroom and training room. The site benefits security measures including coverage by a closed circuit television security system

Services

We understand all mains services are connected to the property. The property benefits gas fired central heating system feeding wall mounted radiators.

Accommodation

The property provides for spacious accommodation extending to provide for a net usable area of 233.93 sqm (2,518 sqft) laid out as follows:-

Ground Floor – reception leading to hallway, from which is an administrative office, male WC, disabled WC, IT room, interview room, manager's room and training facility.

First Floor – landing leading to open plan administrative office, male WC, female WC, kitchenette, accounts office, further administrative office, Managing Director's office and conference/boardroom.

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value	Estimated Rates Payable
Office & Premises	£16,750	£8224.25 p.a.

Price/Rental

Price and rental available on application.

Tenure

The property is available to let at terms to be negotiated. The property may also be available to purchase subject to negotiations.

Planning

We understand that the property benefits from planning consent for use as office and associated accommodation. Interested parties should make their own enquiries with the local planning authority as to their proposed use of the facility.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will not be applicable on this transaction. Your legal adviser to verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Rating of C-63.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Aug 2020 Ref: AG0531

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

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 the 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.



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