

8a Wallgate, Wigan WN1 1JU

to let

town centre offices

281.70 SQM (3,032 SQFT) plus basement storage



£ on application

- Prime town centre location
- Attractive Listed building
- Attractive ground floor entrance reception from Wallgate
- Close to Grand Arcade Shopping Centre, bus terminus, train stations, Life Centre, Town Hall & Library

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10 Beecham Court, Wigan. WN3 6PR

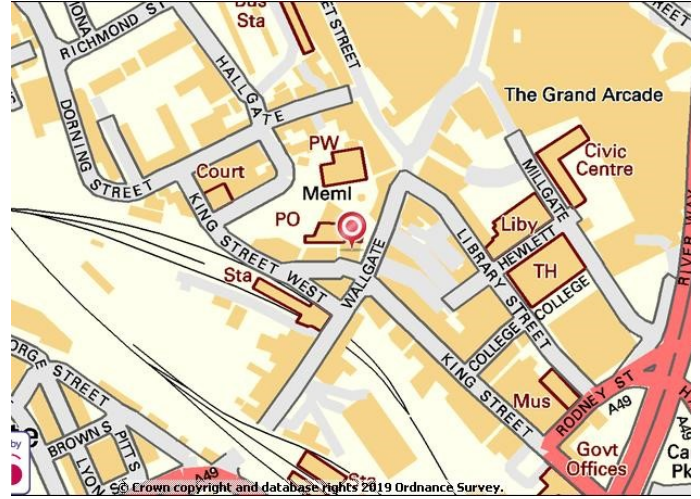
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Location

The subject premises are located on the upper floors of a prominently positioned building known as Moot Hall Chambers, which is situated fronting Wallgate at the point where the street becomes pedestrianised leading onto Market Place. The offices, being situated above a large Bet Fred Bookmakers, is positioned within 150 yards of Wigan's main shopping centre, The Grand Arcade and only a similar distance to both national and regional train stations. The towns recently redeveloped bus station is always within a short walk from the subject as are car parks where annual/monthly permits can be acquired.

Description

The premises provide traditional office accommodation over the 1st and 2nd floors of this Listed building. In addition to the upper floor accommodation the property benefits an attractive retail front style entrance vestibule which could serve as a reception and leads onto a stairwell to the upper floors. There is basement accommodation providing ample storage. The accommodation is provided to traditional standard however the landlord will undertake, to complete refurbishment works to the space, subject to the terms agreed.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

Accommodation

The following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Entrance		
First Floor	137.70	1,482
Second Floor	144.00	1,550
Basement	10.60	114

The accommodation is currently configured as follows:

- FF - 8 independent offices and 2 separate WCs
- SF - 9 independent offices and 2 WCs
- GF - Reception Area
- Basement - Storage

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should contact the Local Authority for confirmation

	Rateable Value	Estimated Rates Payable
Offices & Premises	£16,750	£8,324.75 p.a.

Tenure

The property is available to let on a full repairing and insuring lease basis at a term to be negotiated. A deposit will be requested

EPC

The property has an Energy Performance Certificate, and has a rating of C-67. The Certificate and Recommendation Report can be made available on request.

Rental

Upon application

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 prior to the issue of any legal documentation.

Enquiries & Viewings

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

Subject to contract

Feb 2019 Ref: AG0425

Subject to contract

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