

29 Hallgate, Wigan
WN1 1LR

OFFICE PREMISES
184.40 SQM (1,985 SQFT) plus basement

for sale
/ to let



£225,000 or
£13,000 per annum

- Town centre location close to both bus & regional train stations
- Available for immediate occupation
- Suitable for a variety of uses, subject to necessary planning

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

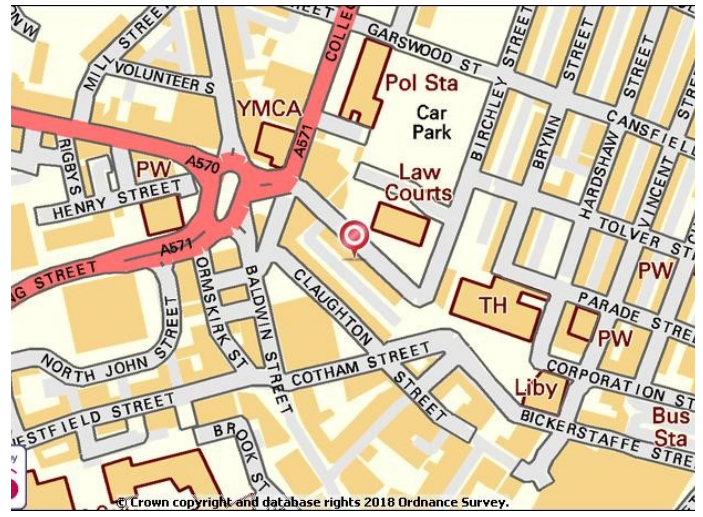


RICS®

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

The property is situated fronting directly onto Hallgate in Wigan town centre and close to but and both railway stations. The offices are situated on a busy and vibrant street incorporating a mixture of retail units, office and leisure users. Hallgate has been referred to as Wigan's historic Victorian quarter and is considered to be one of the most interesting and historic shopping areas in Wigan town centre.

Description

A former public house, this property has been converted into modern office accommodation over 3 storeys and benefits offices, stores, meeting room, staff room, kitchen facilities and WC facilities on ground and 2nd floors. It is suitable for single or multiple occupiers and various uses subject to planning permission.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will been tested prior to completion

EPC

The property has an Energy Performance Certificate, and has a rating of D-87. The Certificate and Recommendation Report can be made available on request.

Accommodation

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

	SQM	SQ FT
Ground Floor	69.96	753
First Floor	57.24	616
Second Floor	52.89	569
TOTAL	180.09	1,938

The basement offers 75.87 sqm (817 sqft) of accommodation.

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 (2017)	Estimated Rates Payable
Offices & Premises	£14,500	£6,945.50 p.a.

Tenure

The premises are available to let by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

Alternatively, offers may be considered for a freehold sale.

Rental

£13,000 per annum exclusive

Price

£225,000.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable on this transaction 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

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Feb 2018 (updated June 2018)

Ref: AG0345

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com



RICS®

the mark of
property
professionalism
worldwide

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.