

15-25 Great George Street, off  
Wallgate, Wigan WN3 4DL

Fully let investment property  
504.00 SQM (5,425 SQFT)

# for sale



£PRICE on  
application

- Part 2 storey, part single storey premises.
- Currently fully let to 4 tenants producing £35,380 per annum
- Within walking distance of Wigan town centre
- Situated on the popular Wallgate Trading Estate
- Ample parking available outside the unit

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

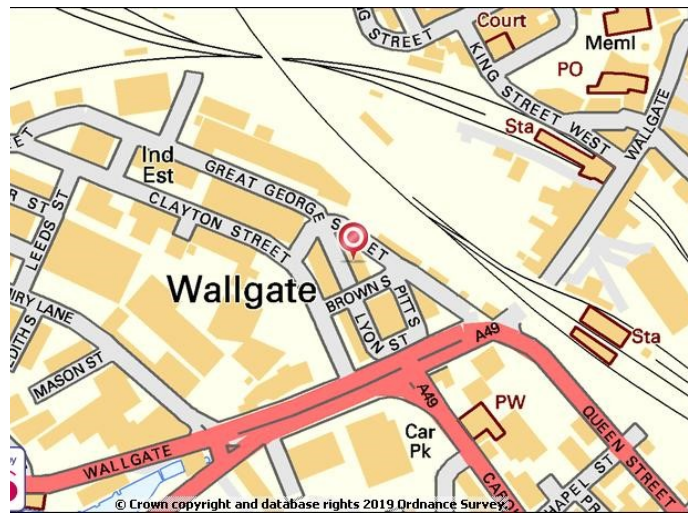


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## Location

The subject property is situated on Great George Street within close walking distance of Wigan town centre, both regional and national train stations and all other amenities. The premises provides excellent access to surround areas being within close driving distance of Junction 26 of the M6 motorway. Wallgate Trading Estate is home to numerous motor trade/car sales dealers, Howdens Joinery, City Electrical as well as other local traders.

## Description

The subject property provides for a single storey brick building providing accommodation for warehousing/workshops and office facilities. A two storey section provides ground floor warehouse accommodation and first floor offices and a further single storey element provides workshop/warehousing space.

## 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 be tested prior to completion

## Accommodation

The property offers part 2 storey, part single storey accommodation equating to 504 sqm (5,425 sqft).

## Rating

The property has numerous entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority and the rates payable

## Tenure

The premises are available to purchase on a freehold basis.

## Tenancies

	Tenant	Rent
15-17, GF Workshop	Budget Fitness	£400 pcm excl. of business rates
19, GF Workshop	S Rigby	£600 pcm excl. of business rates
21, FF Offices	Advansys	£1148.34 pcm incl. of business rates
23-25, GF Offices & Stores	Foztek	£800 pcm excl. of business rates

## Price

On application

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate if applicable. 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 Vendors solicitors prior to the issue of any legal documentation

## EPC

The property has an Energy Performance Certificates with a rating of F-135. A copy can be made available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Oct 2019 Ref: AG0478

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**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 verify their ID.

### 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.