

67 Bolton Road, Ashton in Makerfield,  
Wigan WN4 8AA

Office/training facility  
286.52 SQM (3,085 SQFT)

# for sale



## £230,000

- Situated on the A58 on the fringe of Ashton town centre
- Located less than 5 minutes walk from Ashton town centre, close to all local amenities
- Idea for a number of potential uses including training centre, educational, social or leisure facilities subject to necessary planning consents

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10 Beecham Court, Wigan. WN3 6PR

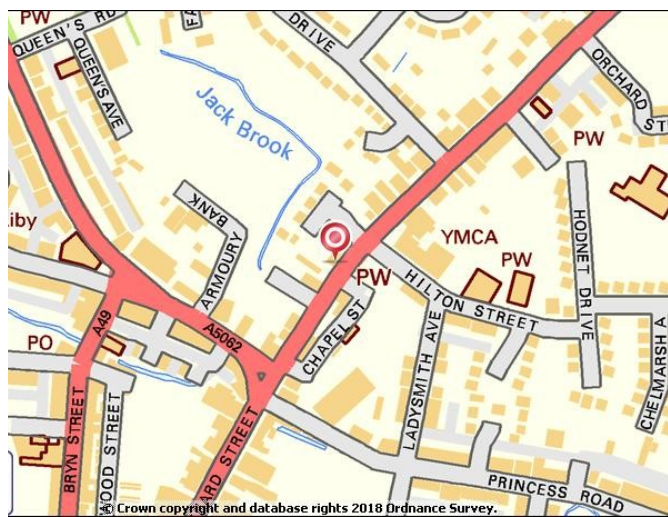
01942 741800

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## Location

The property is situated on Bolton Road close to the junction of Hilton Street, on the fringe of Ashton town centre. The A58 provides good connectivity to the local and regional road network, close to Junction 24 of the M6 motorway and the A580 East Lancashire Road. Neighbouring towns of Wigan and St Helens are located circa 5 miles to the north and south east respectively.

## Description

The premises provides for a single storey training centre offering spacious office and ancillary accommodation with the potential for various uses subject to obtaining the relevant planning consent. The property is currently registered as D1 under the Use Classes Order. The building comprises an entrance/reception area, via keycode access, with WC facilities and stores leading to a central corridor off which there are a number of offices, training room and staffroom/kitchen. As many of these are non-structural walls there is potential to reconfigure the space to a more open plan nature if preferable. Whilst there is presently no parking the landscaped area, to the front, has previously been used for parking for up to 6 cars and there is also access to a nearby car park on Hilton Street.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Neither service connections or appliances have or will be tested prior to completion.

## Accommodation

The property has been measured on a gross internal area basis and offers approximately 286.52 sqm (3,085 sqft)

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Clubhouse & Premises	£5,400	£2,683.80 p.a.

## Tenure

The property is available to purchase on a freehold basis.

## Rental

£230,000

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate however, the Vendor understand the property is not elected for VAT. Your legal adviser should verify.

## Legal costs

Each party to be responsible for their 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 release of any legal documentation.

## EPC

The property has an Energy Performance Certificate with a rating of C-74. A copy of the certificate and recommendation report 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

July 2018  
Ref: AG0383

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## Subject to contract

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