

Unit 5 Leopold Centre, off Smethurst Road, Pemberton, Wigan WN5 8EA

for sale

Industrial warehouse/manufacturing
998.70 sqm (10,750 sqft)



£380,000

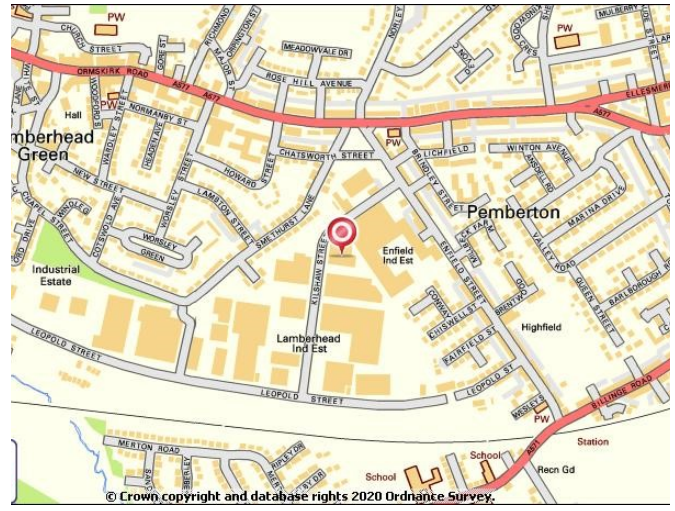
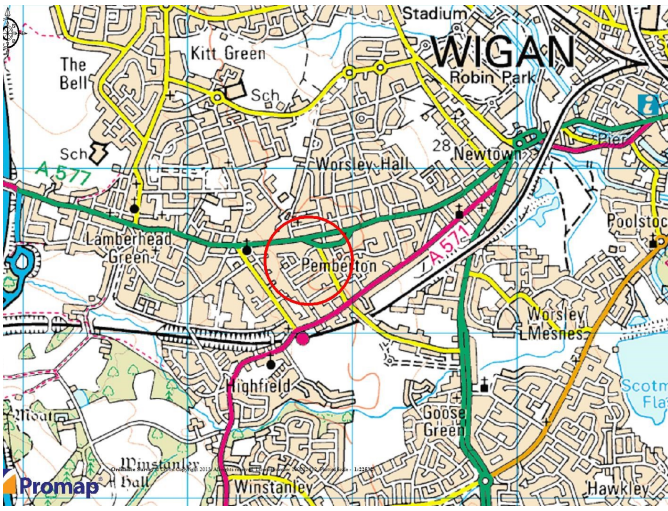
- Excellent manufacturing/warehousing space
- Secure premises

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Location

The subject property is located within the Leopold Centre off Smethurst Road, a short distance from Pemberton centre. Surrounding premises are primarily of an industrial nature however a short distance from the subject is the availability of numerous amenities within the township of Pemberton including convenience stores, food offerings, public houses, dentists and doctors, financial service providers and niche retailers. The property is short 2 mile drive from Junction 26 of the M6 motorway.

Description

The property comprises a regular shaped warehouse/industrial facility. The subject is a mid-terraced former engineering unit which is constructed of block elevations with steel truss roof structure. The unit benefits a shared service yard and provision of car parking with access to the unit via a commercial up and over industrial roller shutter door. Internally there is a small office together with WC facilities. The property benefits an eaves height of just over 4m and benefits 3 phase power supply. The unit is considered suitable for a variety of industrial manufacturing warehousing uses.

Services

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

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
TOTAL	998.70	10,750

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
Warehouse & Premises	£29,750	£14,607.25 p.a.

Price

£380,000

Tenure

The property is available to purchase on a freehold basis.

VAT

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

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

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

Subject to contract

Feb 2020 Ref: AG0505

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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.