

723 Ormskirk Road, Pemberton,
Wigan WN5 8AT

to let

Ground floor retail premises
61.67 SQM (664 SQFT)



£7,800 per annum

- Situated in busy retail parade in Pemberton town centre benefiting good prominence
- Access to communal car park to the rear
- Fronting the arterial route of A577 from Wigan town centre to M6/M58 motorway
- Large open plan retail area with storage to rear
- Available from June 2020

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

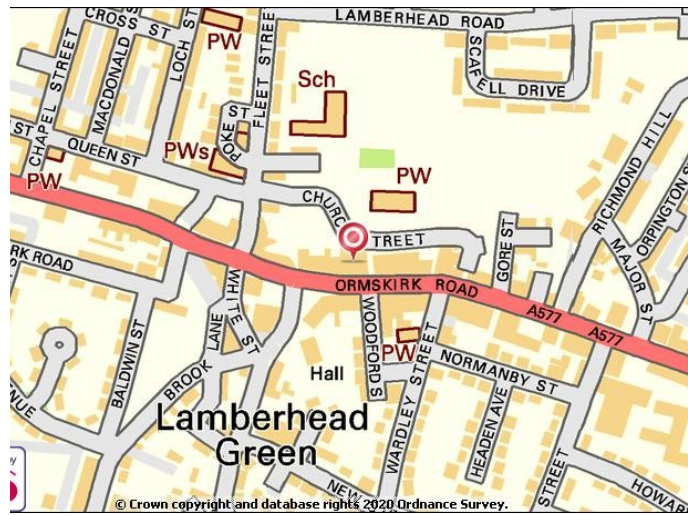
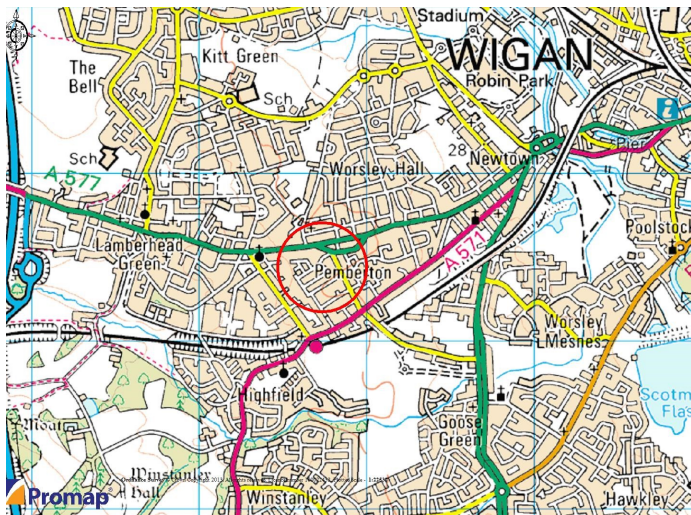


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Location

The subject premises is situated fronting Ormskirk Road (A577) in the town centre of Pemberton. The unit benefits pavement fronted access on Ormskirk Road, a busy and established retail parade. The premises also offers free parking to the rear as well as access to numerous off-road car parks. The property offers access to the M6/M58 motorway which is located approximately 1.5 km to the west and is also on a main bus route into Wigan town centre.

Description

The property provides for a ground floor retail unit benefiting good sized double fronted display and a central entrance to the retail space. There are two further good sized storage rooms/offices with separate WC facilities. The unit benefits secure and convenient access to the rear for goods. The property is suitable for a variety of uses subject to the relevant planning consents being obtained.

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 be tested prior to completion

Accommodation

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

	SQM	SQ FT
Retail Area	49.14	529
Storage/Kitchen	12.53	135

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
Shop & Premises	£7,200	£3,535.20 p.a.

Tenure

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

Rental

£7,800 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation but may be charged at the prevailing rate. Your legal adviser should verify.

Legal costs

The prospective lessee will be responsible for the lessors reasonable legal costs incurred in the preparation of the lease by way of a solicitors undertaking or abortive cost deposit prior to any legal documentation being issued.

EPC

The property has an Energy Performance Certificate, and has a rating of E-105. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2020 Ref: AG0511

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity 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.



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