

1st & 2nd Floor Offices, 15 Cross Street,
Standish WN6 0HQ

to let

Upper floor Office premises
106.50 SQM (1,144 SQFT)



£14,500 per annum

- Standish town centre location
- Modernised office premises with air conditioning and central heating
- Good decoration and carpets throughout
- Fully self-contained with dedicated ground floor entrance

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10 Beecham Court, Wigan. WN3 6PR

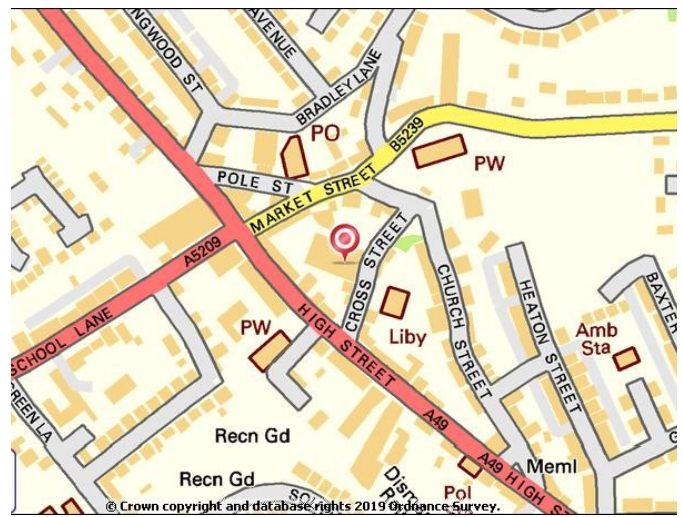
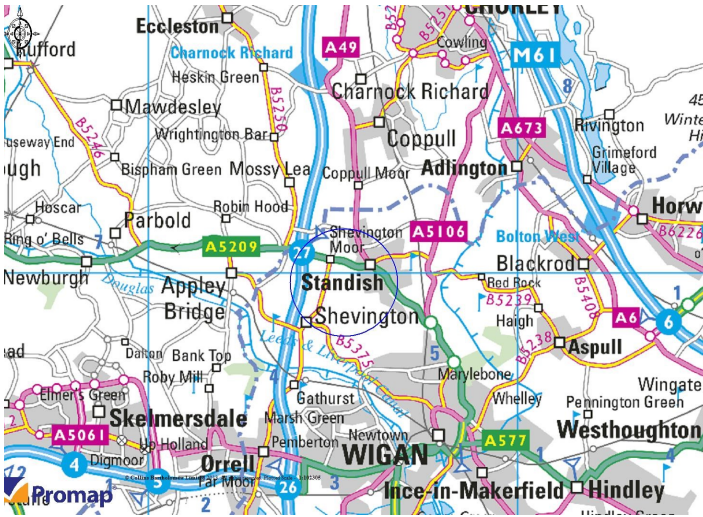
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Location

The subject premises are situated 40 metres off the main high street in Standish within a quality modern purpose built office/retail unit fronting Cross Street. The location provides excellent access to Wigan town centre and Junction 27 of the M6 motorway. Standish is a popular, highly sought after, residential and commercial location.

Description

The property provides for 3 high quality air conditioned offices which are interconnected and can be separate. Two of the offices are on the 1st floor with a dedicated file room and common use fitted kitchen. The third office, which is open plan and has a ceiling designed to provide natural light into the area on the 2nd floor. Trinity house has its own dedicated double door entrance from Cross Street with an intercom interlocked security door system. The lower hallway leads to a staircase giving access to each floor and benefits male and female WC facilities.

Services

We understand the property benefits mains water, drainage, electric and gas. Please note neither service connection or appliances will be tested property by the agents

Accommodation

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

	SQM	SQ FT
First Floor	51.70	554
Second Floor	54.80	590
TOTAL	106.50	1,144

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as small business rates relief may be applicable subject to qualifying criteria.

	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£10,000	£4,900 p.a.

Tenure

The property is available to let on an effective full repairing and insuring lease at a term to be agreed. A deposit will be requested.

Rental

£14,500 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed that VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required prior to the release of any legal documentation.

EPC

The property has an Energy Performance Certificate, and has a rating of D-83. 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
 Dec 2019 Ref: AG0496