

212 Main Street, Billinge, Wigan
WN5 7PE

Ground floor retail opportunity
74.98 sqm (807 sqft)

to let



£12,000 per annum

- Open plan accommodation
- Finished to shell allowing tenant to fit out as they see fit
- Popular trading location
- Sitting amongst complimentary business uses

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

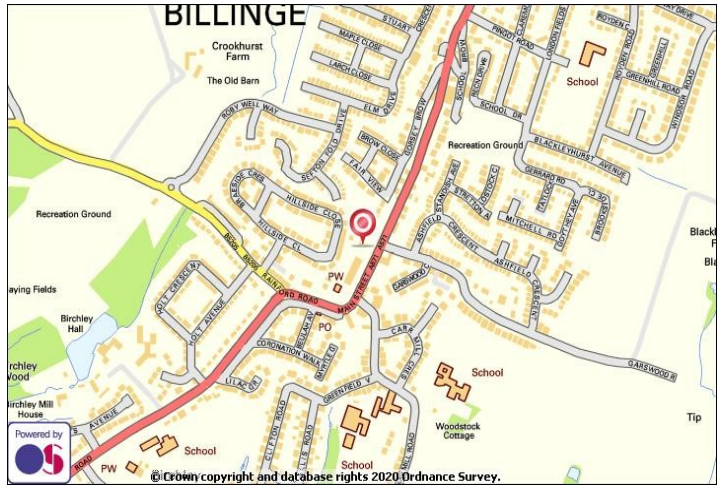
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Location

The subject premises are situated within a traditional parade of commercial units on Main Street within the village centre of Billinge. Other users within the parade include Willowbrook Hospice charity shop, McColls convenience store, bookmakers, Post Office, travel agents and a hot food takeaway.

Description

The premises comprise a ground floor mid terraced, pavement fronted retail unit which provides open plan shell accommodation and is considered for a variety of commercial and retail uses,

The property benefits a full height retail frontage with access door in a central position beyond which the accommodation is rectangular in shape and predominantly open plan with a WC facility to the rear elevation. An access door to the rear elevation provides egress and access to and from the unit from a communal service yard. To the front of the unit is free car parking associated with the retail parade.

- Popular retail parade
- On site parking
- Rear loading
- Open plan space
- Suitable for a variety of potential uses

Accommodation

The unit provides for an open plan area of accommodation at 74.98 sqm or 807 sqft.

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

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£11,500	£5,646.50 p.a.

Planning

The premises are considered suitable for a variety of uses with the last use being as a dry cleaners and benefitting consent for such use. It is recommended that any interested parties make their own enquiries and satisfy themselves regarding any planning requirements for their own particular use.

Rental

Offers in the region of £12,000 per annum.

Terms

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

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, and has a rating of C-67. 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

July 2020
Ref: AG0530

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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.



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