

11 Preston Road, Standish,
Wigan WN6 0HR

for sale

Retail investment opportunity
65.10 sqm (701 sqft)



£135,000

- Fully let investment property opportunity
- Popular village centre location
- Attractive lot size

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

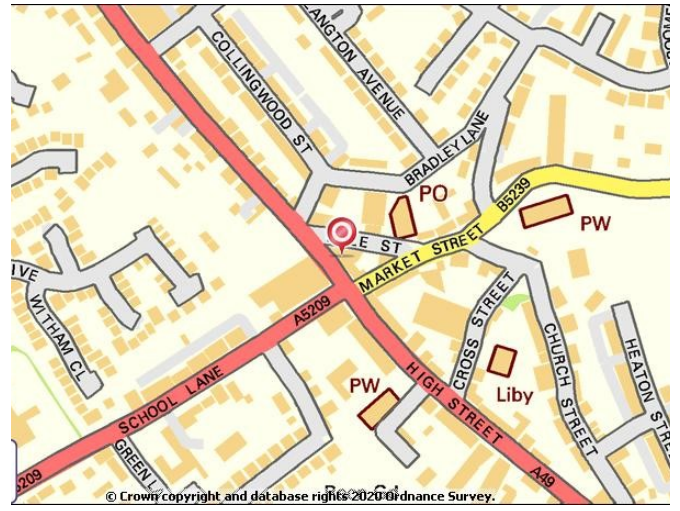


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Location

The subject property is situated in a parade of commercial and primarily retail properties within the defined village centre of Standish. The subject is located in a prime position, 50 yards from the village centres main crossroads. The property is situated directly opposite the busy Aldi supermarket entrance and sits adjacent to other users including a bookmakers, pharmacist, dry cleaners, Galloways Bakery and a letting agency. Standish is considered an affluent area of Wigan Borough with a thriving village centre proving popular with niche retailers, leisure providers and specialist service providers.

Description

The property comprises a 2 storey mid terrace wholly converted to commercial use which is currently presented as a solicitors office. The property is pavement fronted and of traditional brick construction. The accommodation is laid out for the current occupiers preferred use with entrance into reception office area with further offices, WC, kitchen and store rooms to ground and 1st floor.

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
GF Reception & Offices	40.80	440
FF Storage	24.30	261

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
Shop & Premises	£8,200	£4,075.40 p.a.

Tenure

We understand the property is held freehold.

Tenancies

The property is currently occupied by Platt & Fishwick (Solicitors) by way of a lease extension dated 13.03.18 for a contractual term of 10 years beginning 01.01.18. The current passing rent is £9,000 per annum and the lease makes provision for rent reviews on 01.01.21, 01.01.24 & 01.01.27. The lease also contains a tenant only break on 31.12.22

Price

£135,000

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

The property has an Energy Performance Certificate Rating of E-125. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

May 2020 Ref: AG0526

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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.