

55a & 55b Wallgate, Wigan
WN1 1BE

to let

Upper floor office premises
98.20 sqm (1,057 sqft)



£5,400 per annum

- Self-contained upper floor office premises over 3 floors
- Adjacent to both national and regional train stations
- Benefits its own ground floor entrance
- Available from November 2020

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

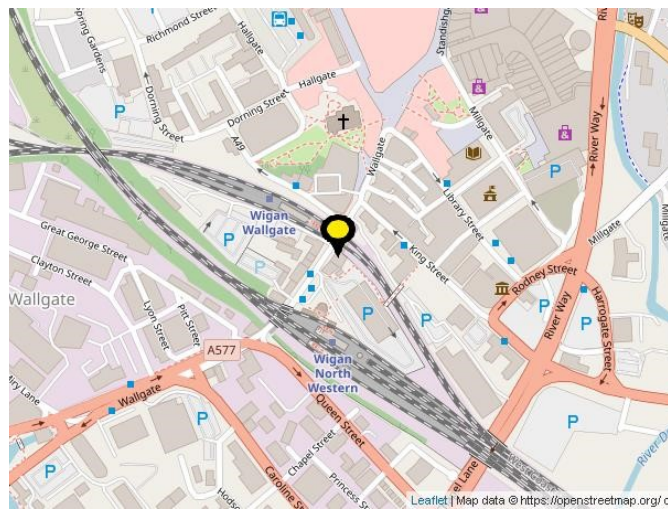
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Location

The subject property is situated on Wallgate within Wigan town centre adjacent to both national and regional railway stations. Wallgate is a busy main road through the town centre offering a high level of footfall.

Description

The property comprises a 4 storey brick built building with slate covered pitched roof. The unit provides for a mixture of open plan and cellular office space at 1st & 2nd floor together with WC facilities and a good sized staff room on the 3rd floor. The property also affords a generous sized reception area to the 1st floor. The offices are carpeted throughout with papered and painted walls, CAT II lighting and electric storage heaters. The premises would be ideal for a small professional business or training company.

There is access to a number of nearby town centre car parks.

Services

We understand mains services are connected to the property to include mains water, gas, drainage and 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
FF Offices	42.80	461
SF Offices	40.30	434
TF Offices	15.10	162
TOTAL	98.20	1,057

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
Offices & Premises	£5510	£2,821.12 p.a.

Terms

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

Rental

£5,400 p.a. exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be 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, however a solicitors undertaking or abortive cost deposit will be required direct to the landlords solicitors prior to the release of any legal documentation

EPC

The property has an Energy Performance Certificate with a rating of D-97. 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

Sept 2020
Ref: AG0545

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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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