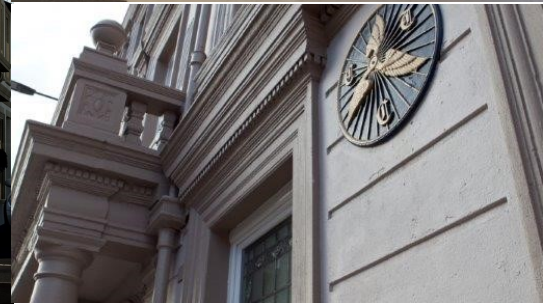


Unit 2, 52 Wallgate,  
Wigan WN1 1BA

to let

OFFICE PREMISES  
89.60 SQM (964 SQFT)



£ on application

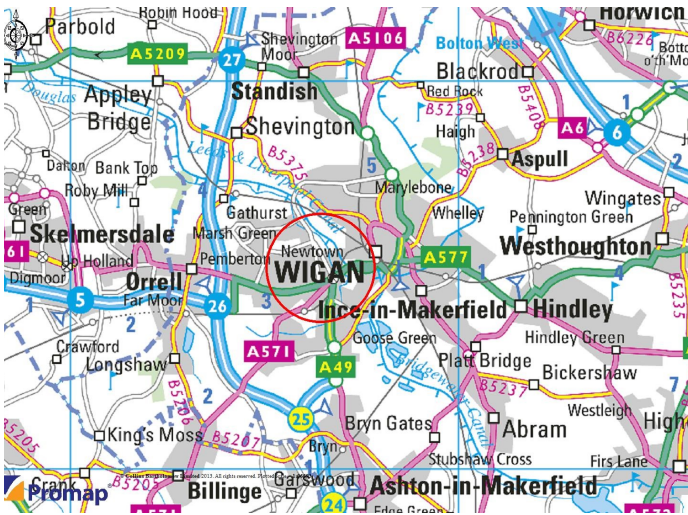
- Prime location office unit in Wigan town centre
- Within immediate proximity of both national and regional train stations
- Close to all local amenities

**PARKINSON**  
REAL ESTATE ●●●●



**RICS**

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property  
professionalism  
worldwide



## Location

The subject property is located on Wallgate adjacent to the local Wallgate and opposite the national North Western railway stations. It is a 5 minutes walk to the local bus station and the main retail Grand Arcade shopping centre. Wigan benefits good connectivity being located within a short drive to major regional towns and cities including Manchester, Liverpool, Preston and Warrington. It is approximately 5 kilometres to Junction 26 of the M6 motorway to the west, 9.5 kilometres to Junction 6 of the M61 to the north east and approximately 11 kilometres to the A580 East Lancashire Road to the south.

## Description

This former public house has been redeveloped to provide for a ground floor office premises with upper floor residential apartments. The unit is finished to a shell fit specification ready to a proposed occupiers own fit out.

## Services

We understand the property benefits from mains drainage, water and electric. Please note no services or appliances have or will be tested prior to occupation.

## Accommodation

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

	SQM	SQFT
GF Office	89.60	964

## Rating

The property is awaiting assessment in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to the rateable value and estimated rates payable.

## Tenure

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

## Rental

On application

## 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 prior to the release of any legal documentation.

## EPC

The property has a Energy Performance Certificate with a rating of C-58. A copy of the certificate and recommendations can be provided upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

### Subject to contract

May 2018

Ref: AG0144

### 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.