

1st Floor, 832 Ormskirk Road,  
Pemberton, Wigan WN5 8EX

to let

Office premises  
56.27 sqm (606 sqft)



£4,800 per annum

- 1st floor retail/office space, suitable for a variety of uses subject to planning
- Prominent position in centre of Pemberton
- Benefits access to ample free parking to the rear

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10 Beecham Court, Wigan. WN3 6PR

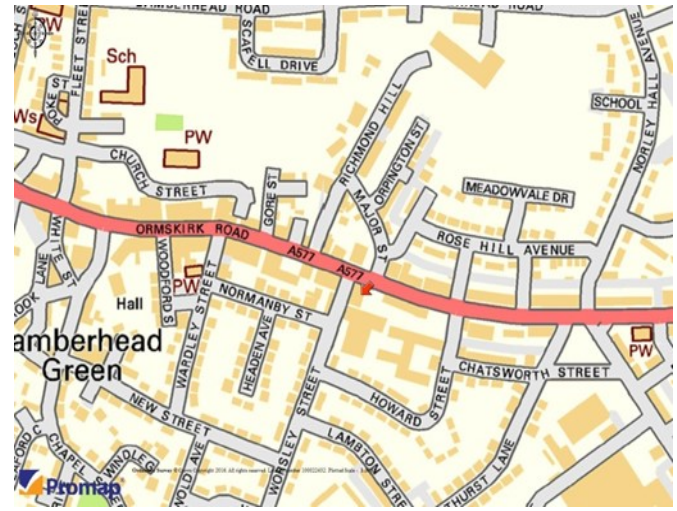
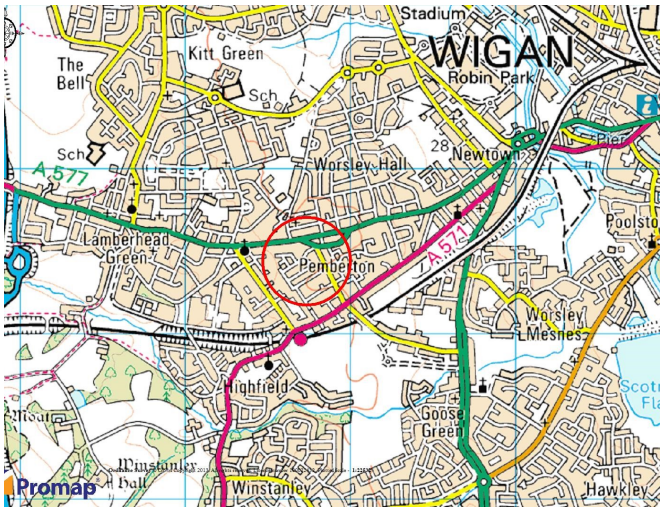


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## Location

The subject premises are situated in the centre of Pemberton close to the junction of Ormskirk Road and Fleet Street, fronting the A577 Ormskirk Road. Approximately 3 miles west of Wigan town centre on a major arterial road and 2 miles east of Junction 26 of the M6 & M58 motorways.

## Description

The self-contained offices are accessed from a ground floor entrance to the rear of the property facing the public car park. The communal stairwell leads to a communal kitchen area and the entrance of the suites. The two rooms are interconnected and benefit painted timber clad walls, timber framed single glazing, fluorescent strip lighting, mixture of laminate and carpeted floor coverings, numerous wall mounted electrical and phone sockets and WC facility.

## Accommodation

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

	SQM	SQ FT
FF Office	56.27	606

## 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 (2017)	Estimated Rates Payable
Office & Premises	£3,600	£1,789.20 p.a.

## Tenure

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.

## Rental

£4,800 annum exclusive.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Lessor that VAT is not applicable on this transaction. Your legal adviser should verify.

## Legal costs

The prospective lessee will be responsible for the lessors reasonable legal costs incurred in the preparation of a lease by way of a solicitors undertaking.

## EPC

The property has an Energy Performance Certificate, and has a rating of E-114. The Certificate and Recommendation Report can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the agents

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

Tel: 01942 741800

## Subject to contract

July 2020

Ref: AG0529

### 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.