

Francis House, Leopold Street, Pemberton,
Wigan WN5 8DH

to let/may
sell

Warehouse/Workshop with Offices
620.00 SQM (6,673 SQFT)



£32,500 per annum

- Self-contained commercial facility
- Enclosed secure yard
- Excellent office provision

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10 Beecham Court, Wigan. WN3 6PR

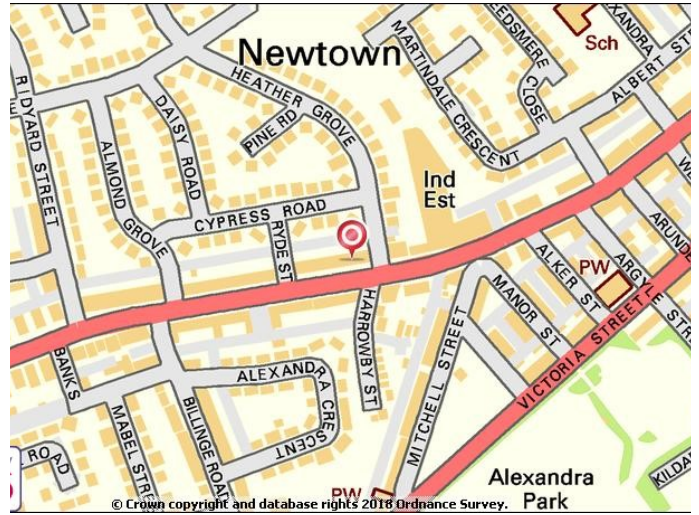
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Location

The subject are situated in a popular commercial business location on the outskirts of Wigan. The subject fronts Leopold Street which is presently a cul-de-sac beyond the subject however via Kilshaw Street provides easy access to the A577 Ormskirk Road which is a main arterial route into Wigan town centre leading from Junction 26 of the M6 motorway.

Description

The property provides for a commercial unit with yard which is currently being put to use as offices with workshops, storage and external storage yard. The offices are presented to a good standard providing part open plan accommodation and some partitioned offices and meeting rooms. There is pedestrian access to the front elevation via entrance vestibule leading to reception area. To the side of the property is gated access to the yard which extends to the side and rear of the property. To the rear elevation is roller shutter door access into the workshop/warehouse space. There is some additional warehouse/storage accommodation to first floor level by way of a mezzanine floor.

Accommodation

Measured in accordance with the RICS Property Measurement (1st Edition)

	SQM	SQ FT
Accommodation	620.00	6,673

Services

We understand mains services are connected to the property to include mains water, drainage and electric. We understand the office provision within the property is heated by way of a central heating system and that the workshop and warehouse is also conditioned by way of a gas blower heater.

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£23,750	£11,803.75 p.a.

Tenure

The property is available to let by way of a new lease on a full repairing and insuring lease basis on terms to be negotiated. A sale of the freehold may be considered.

Rent / Price

£32,500 per annum exclusive.

Price on application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for 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 issue of any legal documentation

EPC

The property has an EPC Rating of D-86. The Energy Performance 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

November 2018
 Ref: AG0406

Subject to contract

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