

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

ASHTON IN MAKERFIELD, 1 Wigan Road, Wigan, WN4 9AP



Location

Ashton-in-Makerfield is a town in Greater Manchester in the north west of England. The town is around 5 miles to the south of Wigan city centre and 20 miles to the west of Manchester City Centre.

The property itself is situated on the corner of Wigan Road and Gerard street, just on the outskirts of the main retail pitch in the town.

The area comprises a mixture of local and national occupiers with brands such as **JD Wetherspoon**, **B&M Bargains** and **Subway** being present nearby.

Description

The accommodation has curved frontage around the junction of Wigan road and Gerard Street and comprises ground and first floor. The ground floor provides space for a former banking hall, offices and a strong room while the first floor provides ancillary storage space.

Key Features

Leasehold

Viewing

By appointment via this office:

Ross Jacson

t: +44 161 233 5492

e: ross.jackson@cbre.com

CBRE Limited

10th Floor, One St Peters
Square, Manchester

www.cbre.co.uk/retail

Date of Issue 21-08-2018

Accommodation

Ground Floor	308.06 sq.m	3,316 sq.ft
First Floor	127.93 sq.m	1,377 sq.ft

Total Floor Area	435.99 sq.m	4,693 sq.ft
-------------------------	--------------------	--------------------

Tenure

The property is currently held by way of a lease expiring 03/07/2028 with a tenant only break option on 03/07/2023.

Price

£29,300 per annum.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £20,600. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

ASHTON IN MAKERFIELD, 1 Wigan Road, Wigan, WN4 9AP



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE