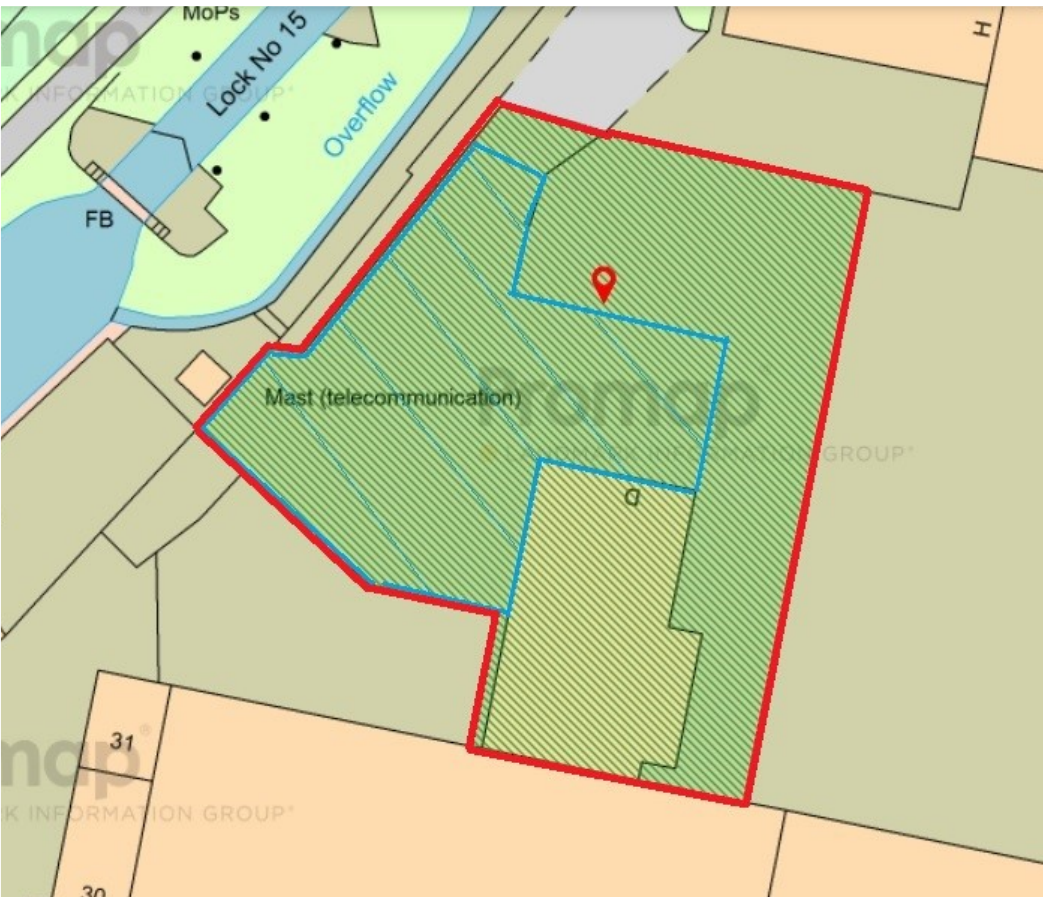


Yard D & Building, Bambers Quay,
Ince, Wigan WN2 2AF

to let

Workshop with yard of circa 0.15 acres



£22,500 per annum

- Securely fenced and surfaced yard (hatched in blue)
- Workshop (as shown hatched in light green)
- Suitable industrial and open storage uses subject to confirmation of planning consents
- Secure site covered with CCTV

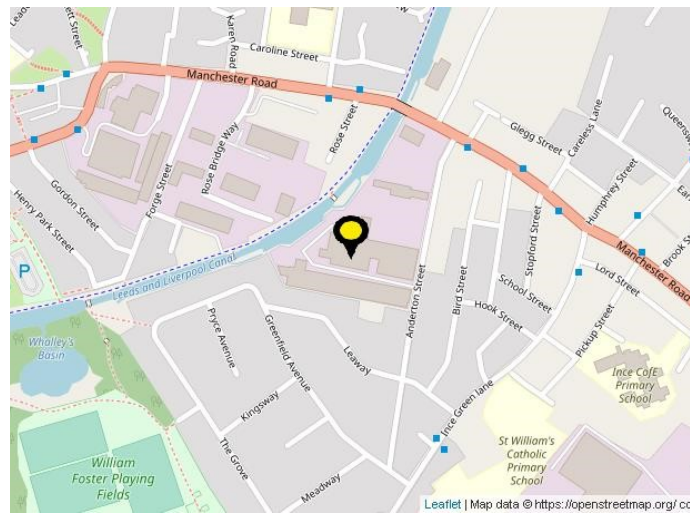
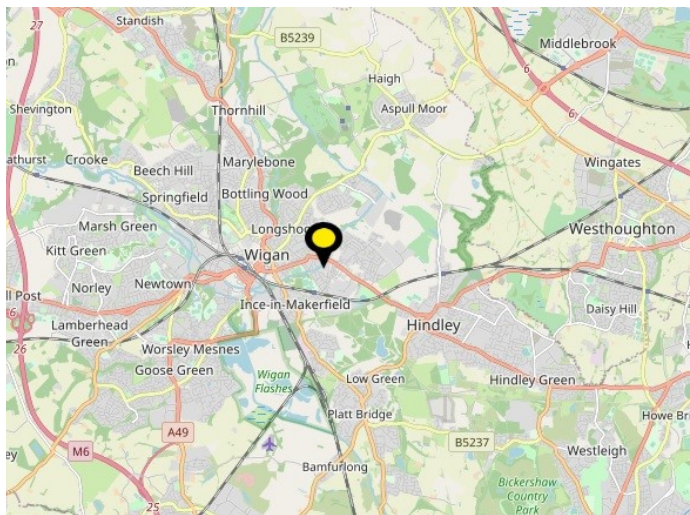
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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

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01942 741800

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Location

The subject site is access from Manchester Road via Anderton Street. Manchester Road is one of the main arterial routes leading into Wigan town centre which sits a short distance to the west of the property. Being bounded by the canal to the west and walls and fences to other boundaries to Anderton Street and Empress Industrial Estate the site is well secured.

Description

The site consists of a secure yard with workshop/industrial unit. The building on the site provides an open plan workshop with a minimum eaves height of 3.4m to a maximum height of 5m. Within the front elevation is an electrically operated up and over roller shutter door which is 3.65m x 5.7m wide and provides ingress and egress from the building to the yard. Attached to the building is a portacabin facility providing office, kitchen and WC. Additional secure storage space is provided again by a container attached to the side of the main structure. The yard area is securely fenced and gated providing ample space for open storage uses and circulation and loading to the building. The site benefits communal CCTV which the landlord monitors and manages.

Terms

The site is available to let on a new effective full repairing and insuring lease basis at a term to be agreed. A deposit may be requested.

Services

We understand mains services are connected to the property to include mains water, drainage and three phase electric which is sub-metered from the landlords supply. There is no heating throughout the facility however there is a water and drainage connection with water being recharged proportionately by the landlord.

Accommodation

	SQM	SQ FT
Industrial Unit	365.00	3,929
Office, Kitchen & WC	33.00	356
Storage Container	19.75	213

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
Workshop & Premises	£19,750	£9,850 p.a.

Rental

Offers in the region of £22,500 per annum exclusive.

Planning

We understand the property is suitable for open storage and light industrial uses with warehousing however any interested parties should take their own enquiries with the local authority to satisfy themselves that their proposed use is acceptable.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT is not applicable on this transaction.

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 Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Certificate with a rating of D-94 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

Oct 2019 Ref: AG0309/2

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.



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