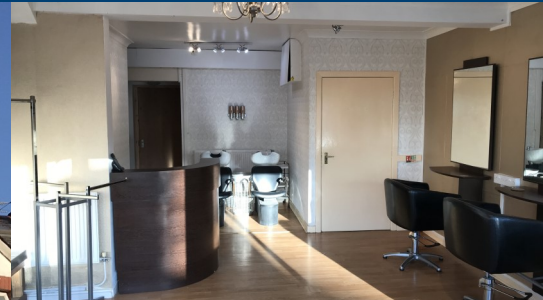


107 Beech Hill Avenue,
Wigan WN6 7RP

to let

Retail premises

59.28 SQM (638 SQFT)



£8,100 per annum

- Occupies a prominent position on a busy commuter route with high volume of passing traffic
- Located amongst an established retail parade
- Suitable for a number of uses, subject to the necessary planning consents

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01942 741800

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Location

The subject premises is positioned within an established retail parade alongside other local businesses in a predominately residential locality fronting Beech Hill Avenue. It is approximately 1.5 miles north west of Wigan town centre, 1 mile north of Robin Park Retail Shopping and the DW Stadium.

Description

The subject comprises a two storey end terrace retail unit with a glazed retail frontage and first floor ancillary storage space. It is predominately open plan on the ground floor with two 1st floor rooms, previously used as treatment rooms/storage areas, along with a 1st floor WC. It benefits a manual roller shutter to the frontage, UPVC double glazed windows, gas central heating, 3 phase electricity and intruder alarm system. The floor coverings are a mixture of laminate and carpet with lighting by way of halogen downlighting. Externally there is a small yard to the rear. The premises was formerly a hair salon and would be suitable for a number of uses including charity shop, barbers or tattoo studio subject to the necessary planning consents.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and three phase electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property has been measured in accordance with RICS guidance and confirms the property extends to 375.43 sqm (4,041 sqft). The accommodation is split to provide the following:

	SQM	SQ FT
GF Retail	35.44	381
FF Storage	23.84	257
Total	59.28	638

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority . Please note that due to the rateable value any proposed tenant may be eligible for small business rates relief subject meeting qualifying criteria.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£4,650	£2,343.60 p.a.

Terms

The premises are available to let on a new full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

Rental

£8,100 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable, 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 Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Rating of D-94. A 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

Dec 2019 Ref: AG0494

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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.

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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