

731-733 Ormskirk Road, Pemberton,
Wigan WN5 8AT

to let

1st & 2nd floor office premises
179.32 SQM (1,931 SQFT)



- Situated in busy retail parade in Pemberton town centre
- Access to communal car park to the rear
- Fronting the arterial route of A577 from Wigan town centre to M6/M58 motorway
- Suitable for a variety of uses subject to necessary planning

£9,600 per annum

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

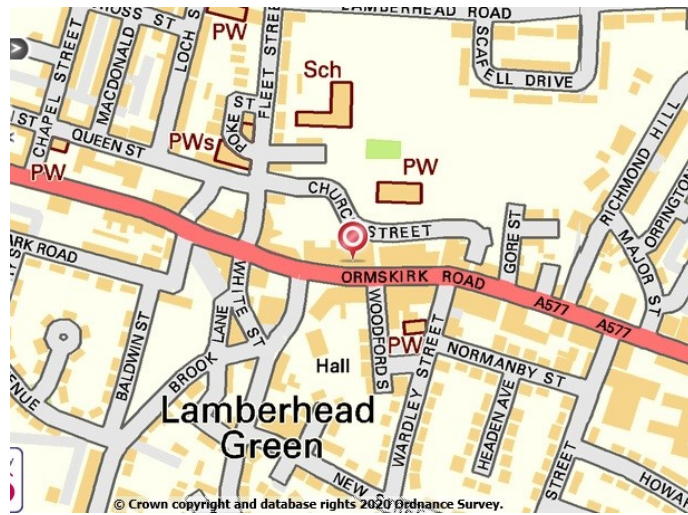
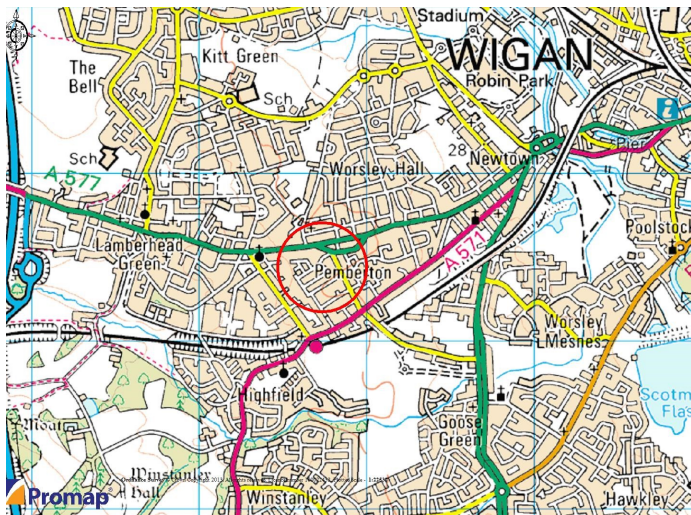


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Location

The subject premises is situated fronting Ormskirk Road (A577) in the town centre of Pemberton. The unit benefits pavement fronted access on Ormskirk Road, a busy and established retail parade. The premises also offers free parking to the rear as well as access to numerous off-road car parks. The property offers access to the M6/M58 motorway which is located approximately 1.5 km to the west and is also on a main bus route into Wigan town centre.

Description

The property provides for an access fronting Ormskirk Road up to a single staircase to the first floor landing area. The offices provide entrance hall, reception area, separate offices, kitchen area and storage. The unit also provides for female and male WCs. The premises offers painted plastered walls, carpeted floors, UPVC double glazing and is heated by way of a gas central heating system. The unit would be ideal for all types of professional users including telesales or management firms looking to benefit from main road frontage and free parking.

Services

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

Accommodation

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

	SQM	SQ FT
FF Offices	98.91	1,065
SF Offices	80.41	866
TOTAL	179.32	1,961

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
FF Office & Premises	£6,100	£2,995.10 p.a.
SF Office & Premises	£4,600	£2,258.60 p.a.

Tenure

The premises are available to let on an internal repairing and insuring lease basis with service charge provision on terms to be agreed. A deposit will be requested.

Rental

£9,600 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We believe VAT is not applicable on this transaction. 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 Certificate, and has a rating of D-96. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Feb 2020 Ref: AG0506

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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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