

64a Rectory Road, Garswood,
Wigan WN4 0QD

Former Community Hall
193.69 sqm (2,084 sqft)

for sale



£150,000

- Suitable for a variety of uses subject to necessary planning consents
- Pleasant location
- Good condition and well presented
- Gas central heating & UPVC double glazed windows

PARKINSON
REAL ESTATE ●●●●

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

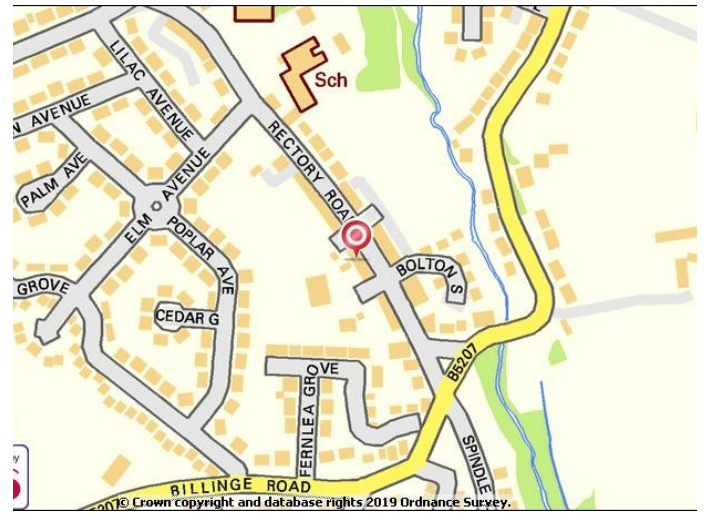
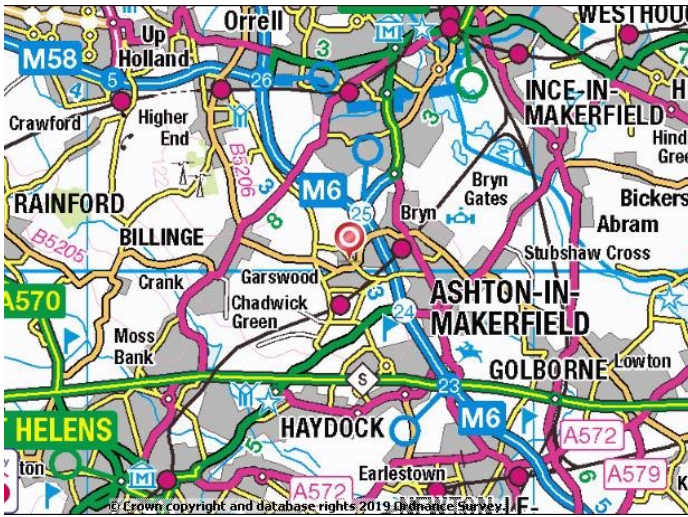


RICS

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

The subject premises is positioned with clear frontage to Rectory Road within the predominately residential locality of Garswood which is a settlement situated approximately equidistant between the towns of Wigan and St Helens and which sits adjacent to the M6 motorway. The immediate surroundings are primarily residential however directly adjacent to the subject property is a Public House whilst to the rear is a school and directly opposite is a garden/nursery.

Description

The property comprises a single storey structure formerly utilised as a community type centre. The building comprises an approximate t-shaped structure which provides accommodation a hall/lecture room with a number of rooms currently utilised as classrooms, office, kitchen and male and female WCs. The building is situated on a rectangular shaped site which provides circulation around the building and some usable external areas. The site does not provide for any car parking however there is parking within close proximity and unrestricted parking to Rectory Lane. Elevations to the building are covered cladding and surmounted by a pitched roof. The property has UPVC double glazing throughout with electrically operated security shutters over. Internally the accommodation is well presented with suspended ceiling with fluorescent lighting, well covered carpeted floors, good décor and having a gas central heating system.

The premises provide an extremely functional hall facility but equally offers opportunity to adapt to a number of alternative uses subject to necessary consents.

Tenure

We understand the premises are held freehold available with vacant possession on completion, subject to rights of way.

Accommodation

We have measured the accommodation to provide an overall floor area of circa 193.69 sqm (2,084 sqft) and list the accommodation currently provided as follows; entrance, vestibule and hallway leading to female WC, classroom 1, classroom 2, male WC, kitchen, classroom 3, office and hall.

Rating

The property does not appear to have a listing on the 2017 Rating Assessments List. Interested parties should clarify the rateable value and rates payable with the local authority.

Planning

The property is considered suitable for a variety of uses. Interested parties should seek further clarification from Wigan Planning Department on 01942 489006.

Price

£150,000.

VAT

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

Legal costs

Each party to be responsible for own legal costs incurred in this transaction.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Aug 2019
Ref: AG0475

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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 identity 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.



RICS

the mark of
property
professionalism
worldwide