

1-3 Wigan Road, Ashton in
Makerfield, Wigan WN4 9AP

Former bank premises
301.01 SQM (3,240 SQFT)

to let /
may sell



£23,500 per annum /
Offers in excess of
£230,000

- Situated in the centre of Ashton in Makerfield with high levels of passing traffic and footfall
- Suitable for a variety of uses subject to necessary planning consents obtained

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10 Beecham Court, Wigan. WN3 6PR

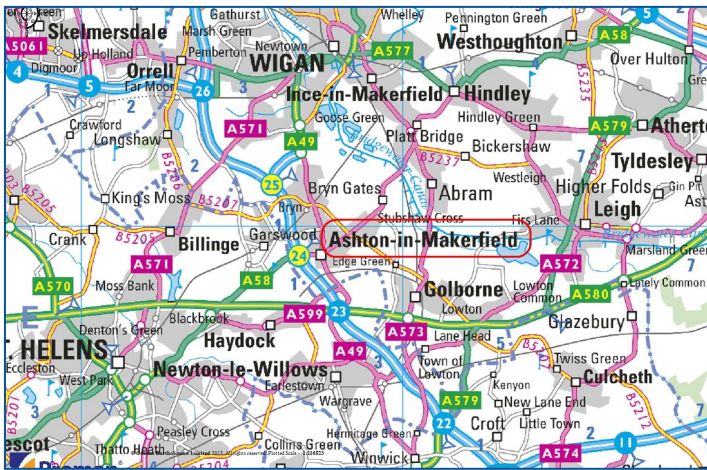
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Location

The subject property is situated in a prominent position at the corner of Wigan Road at its junction with Gerard Street which becomes Bolton Road (A58). The property is pavement fronted and situated amongst both national brands alongside independent retailers and business operators. Notable occupiers include Aldi, JD Wetherspoon and Coral. Ashton in Makerfield is a arguably the largest town outside of Wigan and Leigh within Wigan Borough and is ideally situated adjacent to Junction 24 of the M6 motorway and some 4 miles south of Wigan town centre.

Description

The property comprises a purpose built former bank which provides for accommodation over 2 floors and is considered suitable for a variety of different uses subject to gaining of necessary planning consents.

Planning

The property is considered suitable for a variety of uses given its town centre location and its previous use as a high street bank. The changes that have taken place to the Use Classes Order during 2020 should provide for flexibility around future uses for the property however we do recommend any interested parties make enquiries with the Local Planning Authority to confirm what uses for the property will be acceptable.

Accommodation

Measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	SQM	SQFT
Ground Floor	181.90	1,958
First Floor	119.19	1,283
TOTAL	301.09	3,241

Services

We understand all mains services are connected to the property to include mains water, drainage, electric and gas.

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	Estimated Rates Payable
Bank & Premises	£20,500	£10,496 p.a.

Tenure

The property is available freehold.

Terms

The property is available to rent on new terms to be negotiated. Alternatively the property is also available to purchase.

Rental

£23,500 per annum exclusive

Price

Offers in excess of £230,000

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Rating of C-60.

Enquiries & Viewings

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

Subject to contract

Dec 2020 Ref: AG0562

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

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.



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