

33 Knowsley Road, Beech Hill, Wigan
WN6 7PZ

for sale

Retail premises
98.07 sqm (1,055 sqft)



£145,000

- Retail premises currently operating as a tanning salon with excellent glazed frontage
- In popular residential area
- Parking for circa 7/8 vehicles
- Suitable for a variety of uses, subject to necessary planning consents
- 2 upper floor rooms let to beauty treatment business currently generating £400 pcm rental income

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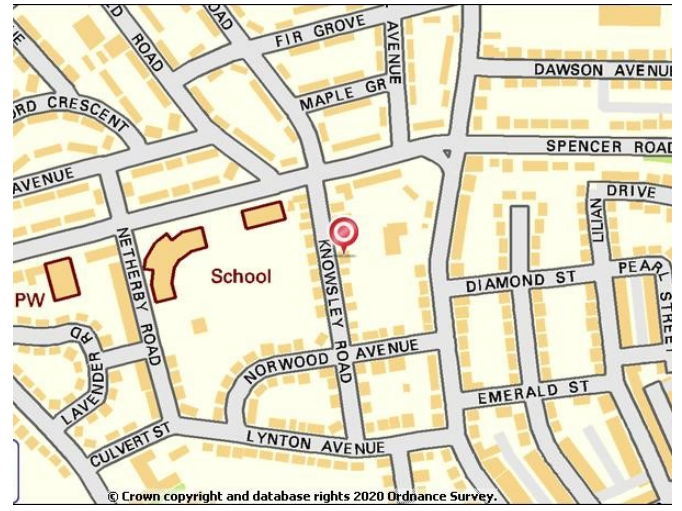
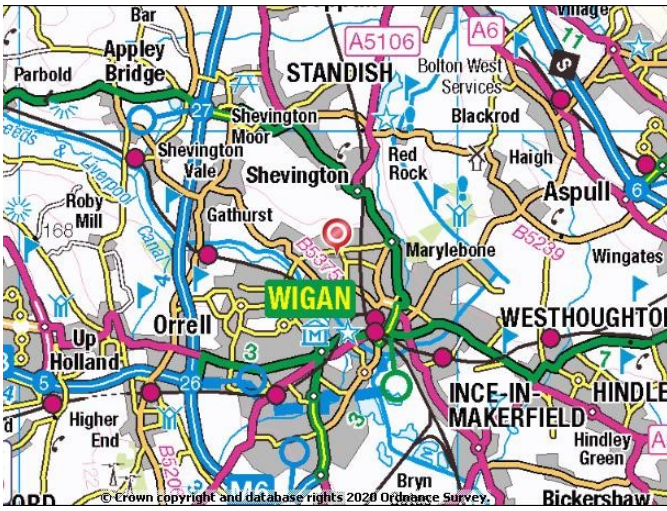
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Location

The subject property is located just off Beech Hill Avenue, a busy arterial route on the outskirts of Wigan town centre and is located in a densely populated residential locality amongst several other commercial and retail users.

Description

The property comprises a semi-detached premises currently operating as a tanning and beauty treatment. The property benefits a fully glazed retail display frontage. The ground floor benefits open plan accommodation presently sub-divided to provide 5 tanning rooms, 1 spray tanning booth and 1 treatment room together with small kitchen and WC facilities at the rear. The roof void provides for a 3 further treatment rooms benefiting natural light via Velux windows. Externally the property has 2/3 parking spaces to the front as well as a drive to the side leading to a rear yard area providing an additional 4 spaces. The property also benefits electric shutters. The property is suitable for a variety of uses, subject to the necessary planning consents being obtained.

If desired the equipment used to operate the current business can be purchased by separate negotiation.

Currently the present vendor lets 2 upper floor rooms to beauty treatment businesses which generates £400 per calendar month rental income.

Services

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

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
Ground Floor	78.10	840
Loft/Attic Space	19.97	215

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£5,900	£2,896.90 p.a.

Price

£145,000

Tenure

We understand the property is available to purchase on a long leasehold basis.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Vendor that 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 this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation

EPC

The property has an Energy Performance Rating of C-73. 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

Sept 2021 Ref: AG0510

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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.