

Crown House, 22 Walmesley Road,
Leigh WN7 1YE

to let

Office premises
Circa 317.59 sqm (3,419 sqft)



£25,000 per annum

- Town centre location within 5 min walk of Bradshawgate and local amenities
- Single storey former offices with wheelchair ramp access
- Benefits onsite private gated car park for up to 15 vehicles
- Well presented suitable for office or alternative uses subject to planning permission

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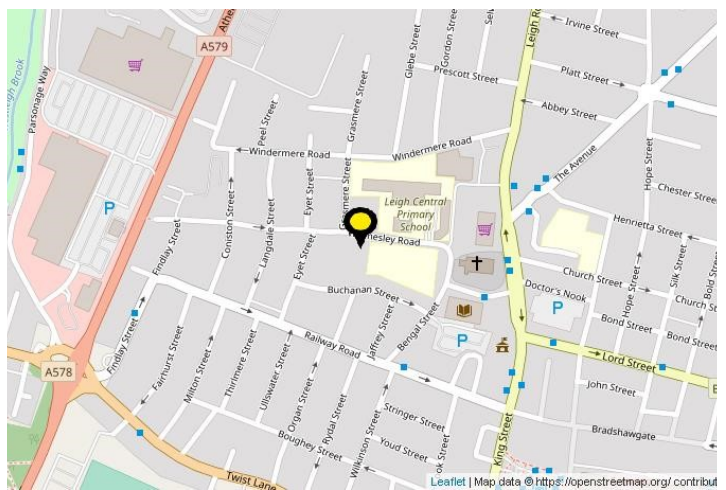
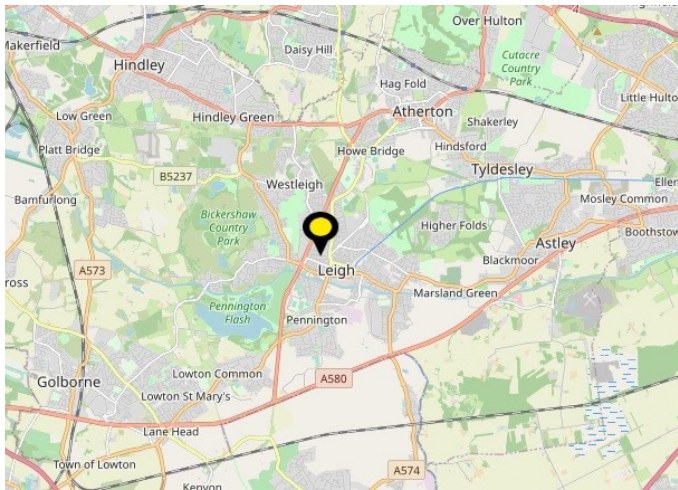
01942 741800



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Location

The property is situated on Walmesley Road in a predominately residential locality behind Leigh Central and opposite Leigh St Mary's primary schools and adjacent to Sacred Heart Roman Catholic Church. It is a short walk from Asda Supermarket, Leigh Town Hall and Windermere Road job centre. It is well positioned being close to the heart of Leigh town centre and only a 7 min walk from the bus station. It is accessed off the B5215 and the A578 Spinning Jenny Way which in turn provides wider connectivity to the A579 Atherleigh Way by-pass joining the M61 motorway to the north and the A580 East Lancs Road to the south.

Description

A well presented, detached, single storey former multi occupied office facility with private gated parking provision of circa 15 vehicles. The property benefits a mixture of large open plan and smaller cellular rooms along with boardroom, kitchen and WCs (including disabled facilities). The property was formerly a business centre and is suitable for traditional office use but also lends itself to a variety of other potential occupiers including day nursery, training centre or social/community group venue subject to obtaining the relevant planning consents.

Services

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

Accommodation

The property the following accommodation on a site of approximately 0.28 acres.

	SQM	SQ FT
Offices	317.59	3,419

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority to ascertain accurate payment details.

	Rateable Value
Office 1	£1,925
Office 2	£2,300
Office 3	£10,500
Office 4	£2,650
Office 5	£5,900
Office 6	£2,550

The uniform business rate for 2020/2021 is £0.512 pence

Rental

£25,000 per annum exclusive.

Terms

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

VAT

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

Planning

In accordance with the amendments to the Use Classes Order as of 01/09/20 we understand the property to be categorised as "E class commercial business and services." However it may be suitable for alternative uses subject to planning.

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 Lessors solicitors prior to the release of any legal documentation

EPC

The property has an Energy Performance Rating of D-79. A copy of 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

Dec 2020 Ref: AG0559

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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 proof of identification and address and to confirm the source of funding

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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