

1 River Way, Wigan  
WN1 1XQ

GF Retail Showroom & upper floor residential  
accommodation

# for sale



## £230,000

- Highly visible retail showroom unit with 1st floor residential accommodation
- Occupying a prominent position off River Way (A49)
- Centrally located and benefiting high volumes of passing traffic

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

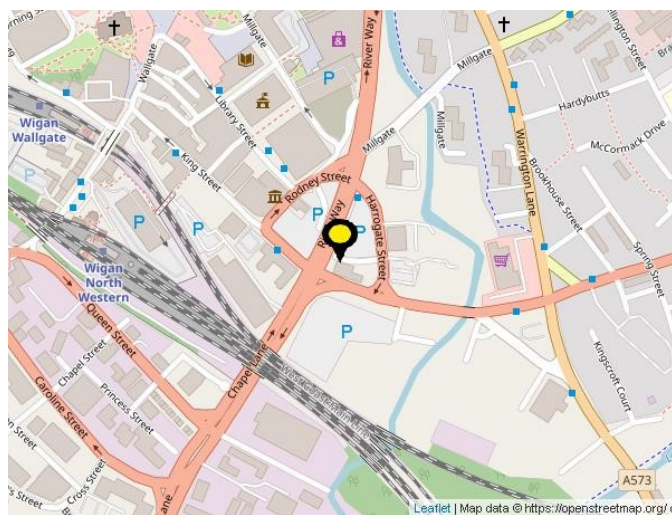
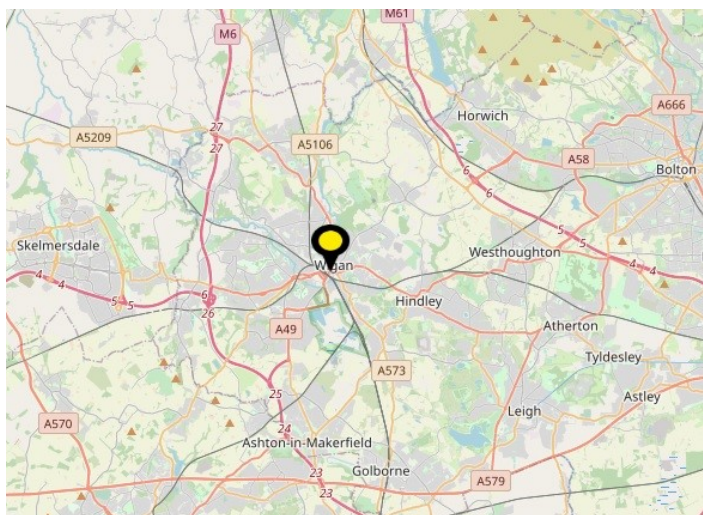


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## Location

The subject property is situated at the busy junction of Darlington Street and the A49 River Way in the town centre of Wigan. The side elevation, where the pedestrian entrance is located is clearly visible from the dual carriageway and is situated close to a number of private and council owned car parks as well as being only 5 minutes walk to the town centre and both national and regional train stations. Nearby occupiers include Papa Johns Pizza, Wigan Life Centre and Premier Inn Hotel.

## Description

The subject property provides for a self-contained ground floor retail unit and 1st floor residential flat in a two storey end terrace retail parade. Formerly a bedroom showroom it has a suspended tiled ceiling with a mixture of ceiling mounted and recessed spot lighting, painted plastered walls, UPVC retail glazing and carpet floor coverings. The ground floor space is predominately open plan with a single WC to the rear along with a small store room. The ground floor until will be sold with vacant possession. The upper floor flat is currently let by way of an Assured Shorthold Tenancy agreement at a rent of £425 pcm

## Services

We understand that all main services are connected to include mains water, drainage, and electric. None of the appliances or services have or will be tested.

## Accommodation

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

	SQM	SQ FT
Retail Zone A	52.28	563
Retail Zone B	30.86	332
Retail Zone C	9.77	105
Store	2.87	31

## Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Showroom & Premises	£13,750	£6,833.75 p.a.

The flat has a council tax banding of A

## Tenure

The property is for sale on a long leasehold basis.

## Price

£230,000

## 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 prior to the issue of any legal documentation.

## VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed by the Vendor that VAT is not applicable on this transaction. Your legal adviser should verify.

## EPC

The retail unit has an Energy Performance Certificate with a rating of D-81. The flat is a rating of E-50. Copies of the certificates and recommendation reports can be made available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Feb 2021

Ref: AG0573

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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:

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