

64A Rectory Road, Garswood,
Wigan WN4 0QD

for sale

Former reading rooms/community hall
193.69 SQM (2,000 SQFT)



£150,000

- Detached, single storey building on self-contained rectangular plot
- Suitable for a variety of uses subject to necessary planning consents
- Potential redevelopment opportunity
- Well appointed and maintained

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

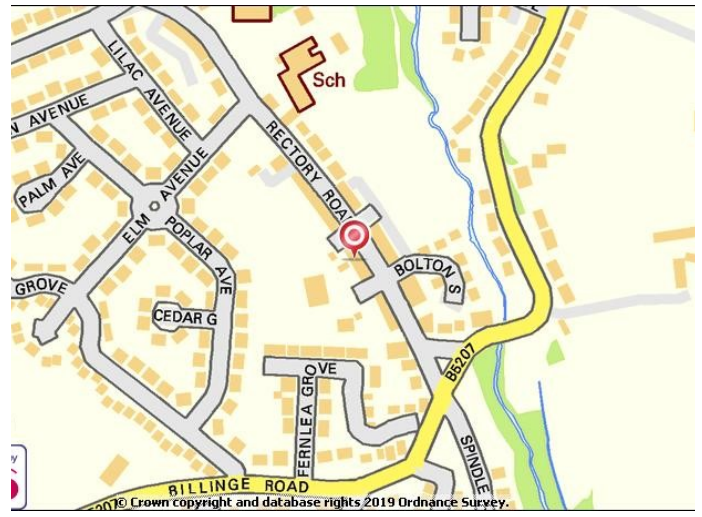
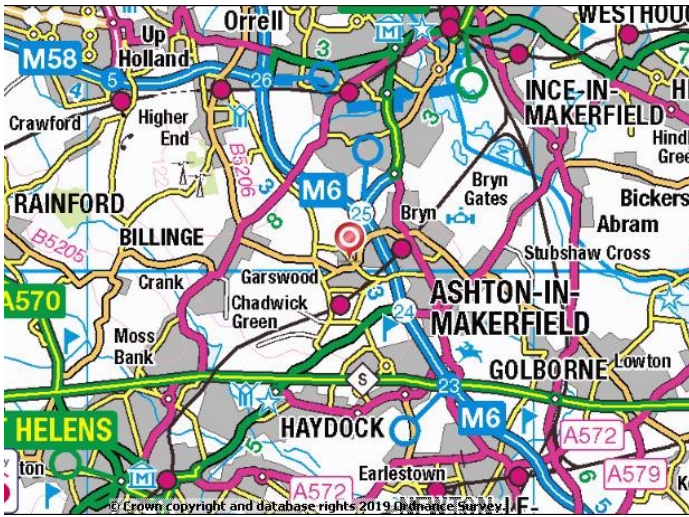


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Location

The subject premises is situated on Rectory Road in the village of Garswood. Garswood is situated approximately equidistant between the towns of Wigan and St Helens close to townships of Ashton in Makerfield and Billinge. The subject is situated in a predominately residential location however immediate land use surrounding the subject is commercial comprising a school, public house, garden centre/nursery as well as other uses providing local amenities to the residential populous including convenience/general store and church.

Description

The subject provides for a community centre building of single storey construction which is situated in a regular shaped site which provides circulation around the entire building, useful outdoor areas and is accessed directly off Rectory Lane. The property is presented to a good standard benefiting gas central heating, electrically operated roller security shutters to windows and doors and internally is well appointed benefiting suspended ceilings with integral fluorescent lighting and carpeted/covered floors throughout. The property also benefits good kitchen facilities and male and female WCs.

Tenure

The premises are available to purchase on a freehold basis.

Services

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

Accommodation

We have measured the premises in accordance with RICS Code of Measuring Practice and estimate the property to provide 193.69 sqm (2,000 sqft) or thereabouts. The accommodation is currently divided to provide the following: entrance vestibule and hallway leading to female WC, classroom 1, classroom 2, male WC, kitchen, classroom 3/office, office and main hall.

Rating

Interested parties should clarify these with the local authority.

Price

£150,000

Planning

The premises are currently used as bible studies and reading rooms. However, the property is considered suitable for a variety of alternatives uses subject to gaining necessary planning consent. Interested parties should make their own enquiries to the Local Planning Authority.

VAT

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

Legal costs

Each party to be responsible for 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 issue of any legal documentation

EPC

The property has an Energy Performance Rating of E-111. A copy 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

Nov 2019 Ref: AG0475

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