

Land at Hodson Street (off Caroline Street), Wigan Pier Quarter, Wigan WN3 4EN

Open storage compound/car parking
0.237 acres (0.09 hectares)

to let



£Rent on application

- Self-contained car park/yard
- Comprising level tarmac covered site
- Considered suitable for a variety of uses subject to gaining necessary planning consents - i.e. car parking/plant or container storage/open storage
- Located within 600 yards of Wigan town centre and train stations

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

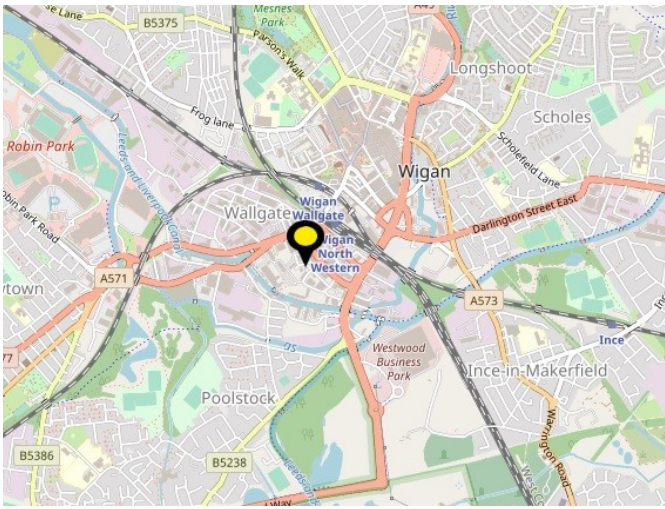
01942 741800

www.parkinsonre.com



RICS

the mark of
property
professionalism
worldwide



Location

The property is situated within the Caroline Street/Wigan Pier quarter of Wigan town centre. Surrounding properties are predominately commercial in nature with a variety of users including trade counters, light manufacturing, retailers and bakery. Beyond the Caroline Street commercial district is the Wigan Pier Quarter which is a mixed use development scheme providing high density residential accommodation, retail and business space. The subject site sits with frontage to Hodson Street, some 100 yards off Caroline Street approximately 600 yards south of Wigan town centre and around 400 yards from Wigan North Western railway station.

Description

The site comprises a former car park which is securely fenced and will benefit a gated access which will be created from Hodson Street.

The site is level and predominately tarmacadam covered.

Accommodation

The site extends to circa 0.23 acres (0.09 hectares)

Services

The site is currently not connected to any services however it is believed that services are available within proximity of the site. Interested parties should make their own enquiries if they require service connections to the site.

Rating

Interested parties should make their own enquiries with the local authority to clarify estimated rates payable

Planning

The site has historically been used for car parking and is therefore deemed to be considered suitable for this ongoing use. Interested parties should make their own enquiries with the Local Authority regarding their proposed use for the site and it is any occupiers sole responsibility to ensure that correct planning permission is in place.

Rent

A guide rental can be provided on application and subject to proposed use.

Terms

The site is offered by way of a new lease on terms to be negotiated.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be payable on any transaction.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required

Enquiries & Viewings

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

Subject to contract

Ref: AG0586
July 2021