

to let/
for sale

Orrell Lodge
Orrell Road
Wigan
WN5 8HJ

PARKINSON
REAL ESTATE ●●●●

parkinsonre.com

Substantial period office building
within its own grounds

Rent/Price on
application

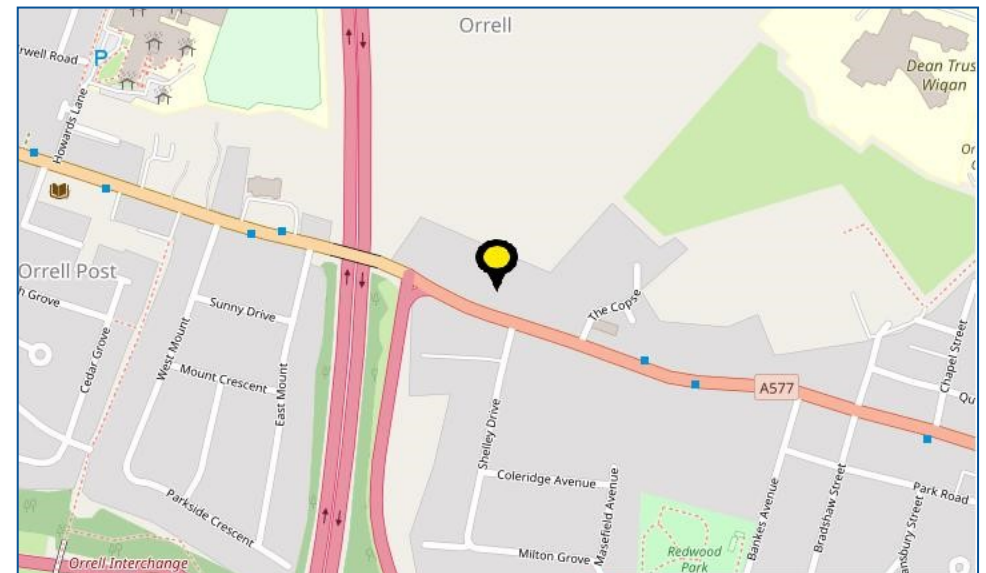
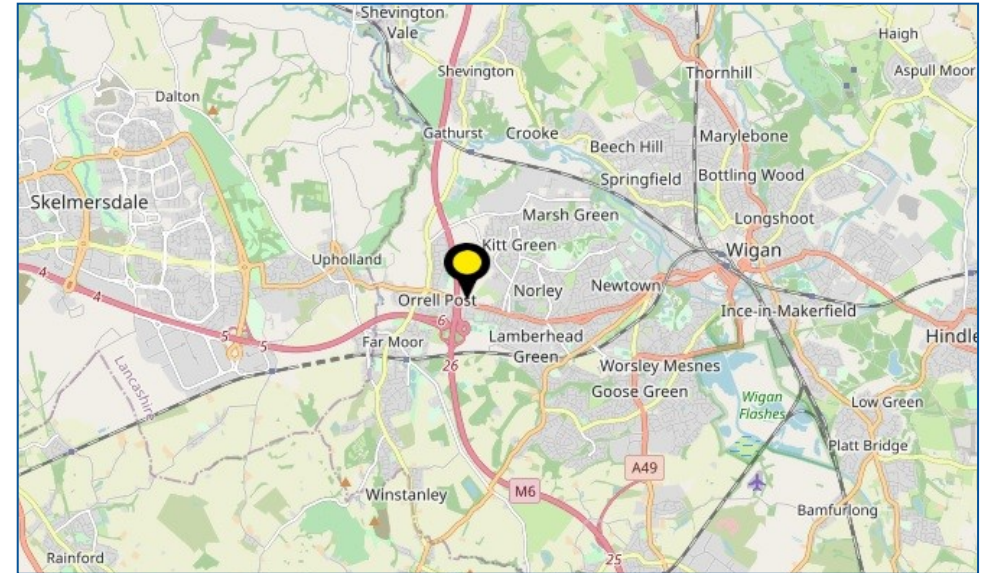
- Imposing, two storey, detached period building
- Secure enclosed site providing car parking
- Excellent location with easy access to Junction 26 of the M6 motorway

Location

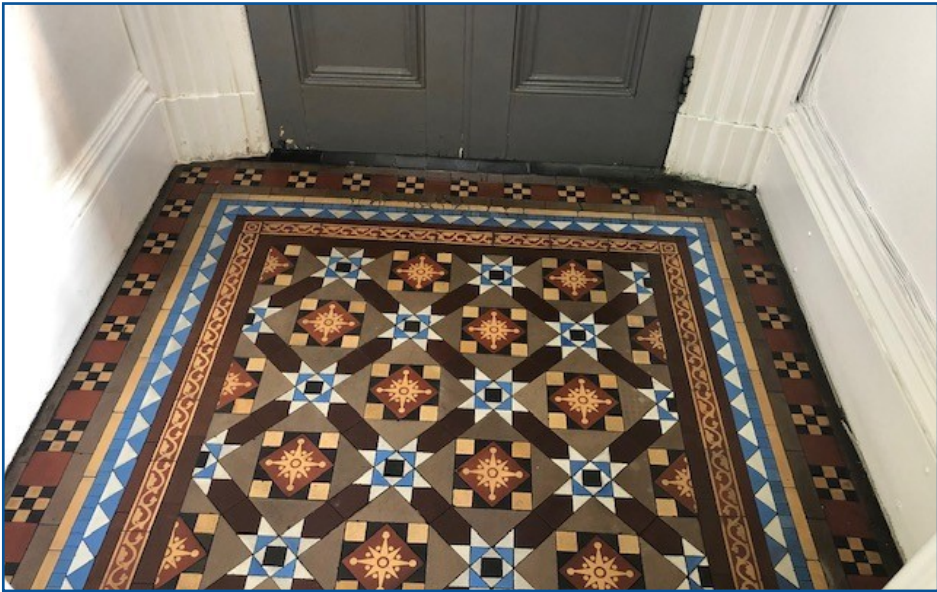
The subject is located set back from Orrell Road approximately equidistant between the village of Orrell to the west and the township of Pemberton to the east. The property is situated in close proximity to Junction 26 of the M6 motorway which provides easy access to the regions motorway network and is reached within circa 600 yards drive from the subject. Surround property uses are mixed, residential and commercial. The villages of Orrell and Pemberton provide local amenities whilst the town of Wigan, which is approximately 2 miles east provides a greater range of amenities and services including public transport via the towns regional and national railway stations.

Description

The property provides for a period two storey detached building, originally constructed as a dwelling house and more recently utilised for commercial purposes. The building is sited within its own grounds which provides car parking and landscaping. The accommodation is provided over 2 floors plus a small basement. The accommodation is predominately cellular in nature however some adaptations have taken place to make larger more open plan rooms. Within the site, which is fenced and gated, there are 15 delineated car parking spaces however it is understood that parking for up to 26 vehicles was accommodated by the previous occupiers. together with excellent loading provisions for all sized vehicles.



Orrell Lodge, Orrell Road, Wigan WN5 8HJ



Accommodation

The property has been measured to provide a net internal area in accordance with RICS guidance as follows;

	SQ M	SQ FT
GF incl. entrance hallway, WCs, stores, kitchen and offices	132.83	1,430
FF incl. offices, stores, kitchen area and meeting rooms	182.47	1,964
TOTAL	315.30	3,394

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
Offices & Premises	£30,750	£15,744 p.a.

Services

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

Rent/Price

On application

Terms

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit or rent bond will be required subject to references and covenant strength. The property is also available to purchase on a freehold basis.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable.

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/Vendors solicitors prior to the release of any legal documentation .

EPC

The property has an Energy Performance Certificate rating D-85. A copy of the certificate can be made available upon request.

Further information

Further information can be obtained from the agents

PARKINSON
REAL ESTATE ●●●●

10 Beecham Court, Wigan WN3 6PR

Telephone: 01942 741800

info@parkinsonre.com

Subject to Contract

REF: AG0558



Anti-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.