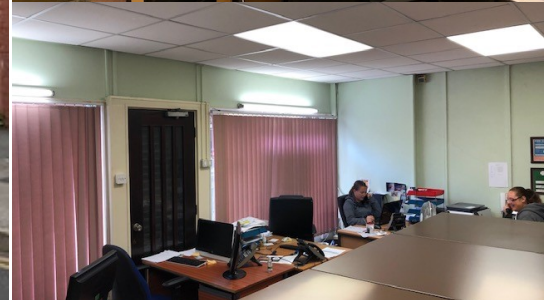
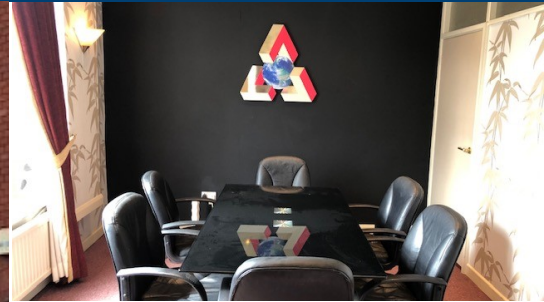


Triangle House, The Avenue, Leigh
WN7 1ES

self contained offices
111.10 SQM (1,196 SQFT)

for sale/
to let



£135,000 /
£13,000 per annum

- Prominently positioned
- Self-contained commercial premises
- Suitable offices uses, potential other uses including showroom/retail subject to planning
- Perfect pension fund purchase opportunity

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

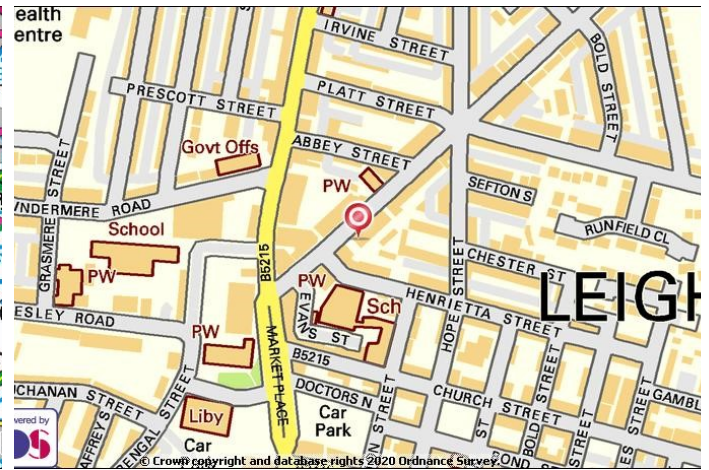


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Location

The subject is situated fronting onto The Avenue to the fringe of Leigh town centre. It is situated in a predominately commercial locality where users in the immediate vicinity include public houses, supermarkets, fast food retail outlets as well as general retail and office uses. The location is also highly populated with residential dwellings and the defined town centre of Leigh is within a short walk. Leigh benefits from good infrastructure being on the guided bus route and with good public transport via the bus station. It is also well connected to the regions road system via its close proximity to the A580 East Lancashire Road connecting to the M61 and M6 motorways.

Description

The subject provides for a two storey detached built premises currently offering good quality office accommodation to both floors with ancillary areas including kitchen and WC provision. The property is pavement fronted and benefits a small rear yard area.

Services

We understand all mains services are connected to the property and internally the property is heated via a gas fired central heating system feeding wall mounted radiators.

Accommodation

Measured in line with the RICS guidance, we estimate that the subject provides the following accommodation.

	Sqm	Sqft
GF Reception	7.90	85.00
Kitchen	2.80	30.00
Offices	41.70	450.00
WC	-	-
FF Offices inc. boardroom	58.70	630.00
WC	-	-

Whilst the property does not benefit any external areas for car parking, parking is available within close proximity.

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value	Estimated Rates Payable
Office & Premises	£7,300	£3,584.30 p.a.

Price/Rental

£135,000 for the freehold

£13,000 per annum exclusive for the rental

Tenure

The property is available to purchase on a freehold basis. Our clients may consider a rental of the property and interested parties should make further enquiries via the agent.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be applicable at the prevailing rate on the purchase price or rental.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

EPC

An Energy Performance Certificate has been requested and will be made available once received.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Sept 2020 Ref: AG0538

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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: 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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