

275 Mossy Lea Road,
Wrightington WN6 9RN

Workshop/garage premises
183.11 SQM (1,971 SQFT)

to let



£20,000 per annum

- Garage/workshop premises
- Provides 3 separate bays, one of has been utilised for MOT purposes
- Semi-rural location with good access to J27 of the M6 motorway
- Separate office/reception waiting area also available if required

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10 Beecham Court, Wigan. WN3 6PR

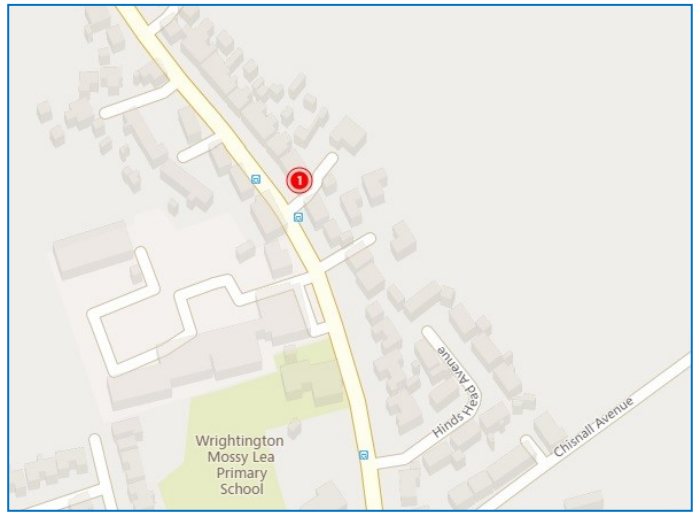
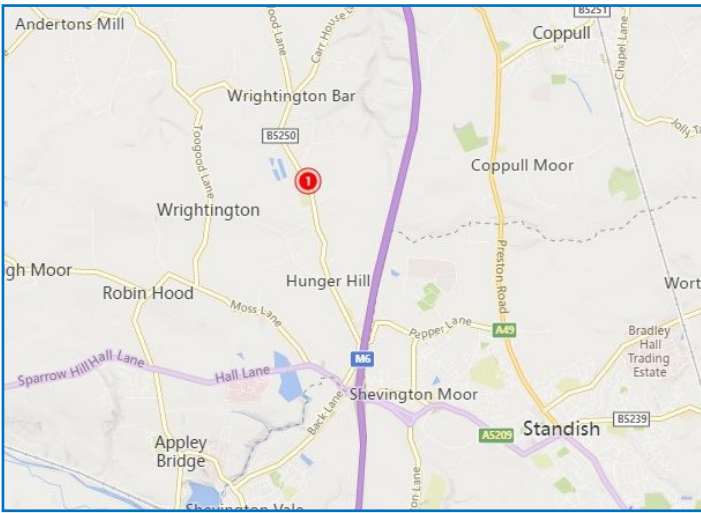
01942 741800



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Location

The property is located within the village of Wrightington which is equidistant between Eccleston to the north and Standish to the south east. Wrightington is a semi-rural location with residential and agricultural use with some commercial businesses in close proximity to the subject to include a builders' merchants, an Indian restaurant and niche retail outlet. The location benefits good connectivity providing direct access to junction 27 of the M6 motorway within a short drive.

Description

The subject comprises a garage/workshop situated to the rear of 275 Mossy Lea Road. An access leads to a yard area to the front of the garage with a workshop area providing 3 bays plus ancillary storage. Each of the bays benefits an up and over roller shutter access doors & all the bays have working heights of approx. 4.38 metres. The garage is constructed with block work elevations with sheet clad roof covering with open plan accommodation within each bay. In addition to the garage/workshop and sitting adjacent to the property, with frontage onto Mossy Lea Road is an office/reception area which was utilised by the previous occupants and which could be included along with the subject facility if required.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and 3 phase electric. Please note that neither service connections nor any appliances will or have been tested.

Accommodation

The property provides the following accommodation.

Workshop Bay 1	14.90m & 6.90m
Workshop Bay 2	11.40m x 4.10m
Workshop Bay 3	7.80m & 4.30m

Rating

Interested parties should make their own enquiries to the Local Authority with regards to rates payable on the premises.

Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Planning

Interested parties should make their own enquiries to ensure that the premises are suitable for their proposed occupation.

Rent

Offers in the region of £20,000 per annum exclusive.

EPC

The property has an Energy Performance Rating of D-96

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 solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2024 Ref: AG0758

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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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