

FOR SALE

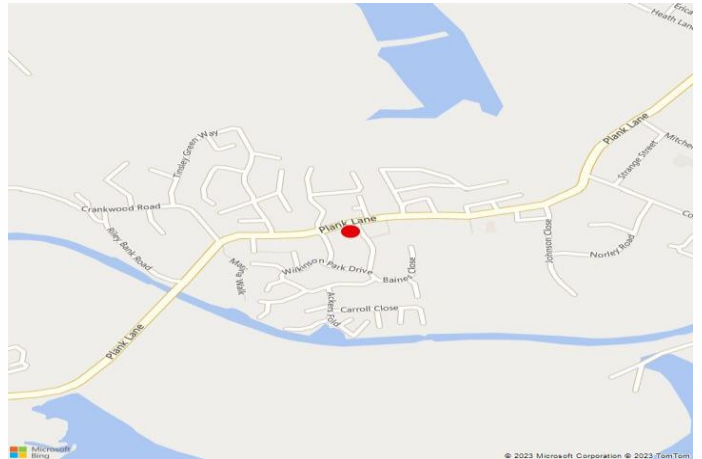


Cafe - Pennington Wharf, Plank Lane, Leigh, Lancashire, **WN7 4BB**

Ground Floor Commercial Unit
874 Sq Ft (81.19 Sq M)

- Café Use
- Shell Specification
- Capped Services
- Glazed Frontage
- Dedicated Parking to the Rear





Location

The premises are located at Pennington Wharf, a development by Taylor Wimpey, which is perfectly positioned for commuters, providing excellent access to the A580 and M6 and M62 motorways, meaning both Manchester and Liverpool are within easy reach. For a new occupier there will be a choice of amenities on hand as the ground floor of the apartment building features a community centre and the marina offices.

Description

Ground floor commercial new build unit ideally located beside the Diamond Jubilee Marina. The space is open plan with front double doors, rear fire escape and a large amount of natural light. Current condition is shell although the suspended ceiling and plastering have been completed.

The unit also comes with 4 dedicated parking spaces to the rear. All utilities are provided except gas.

Accommodation

Ground Floor - 874 sq.ft. - (81.19 sq.m.)

Asking Price

£110,000 for the Long Leasehold of 125 years from 31/7/2016 at a peppercorn ground rent.

Business Rates

All interested parties to make their own enquiries through the local rating authority.

EPC

Further details available upon request.

VAT

If applicable, will be at the prevailing rate

Service Charge

Service Charge for the Estate - £121.72
 Service Charge for the Block - £927.39
 Service Charge for Parking - £197.24

TOTAL £1,246.35 per annum

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

27 February 2024

