



PROSPECT GARAGE,

BRADLEY LANE, STANDISH, WIGAN,

WN6 0XF

AVAILABLE TO LET - ON FRI TERMS

PROSPECT GARAGE, BRADLEY LANE, STANDISH, WIGAN, WN6 0XF



Aerial image for illustrative purposes only.



**Prospect Garage,
Bradley Lane, Standish, Wigan
WN6 0XF**

Wigan Town Centre - 4.6 miles
Manchester - 25 miles
Liverpool - 27 miles



Currently used for Car sales and MOT,
other uses considered subject to planning.

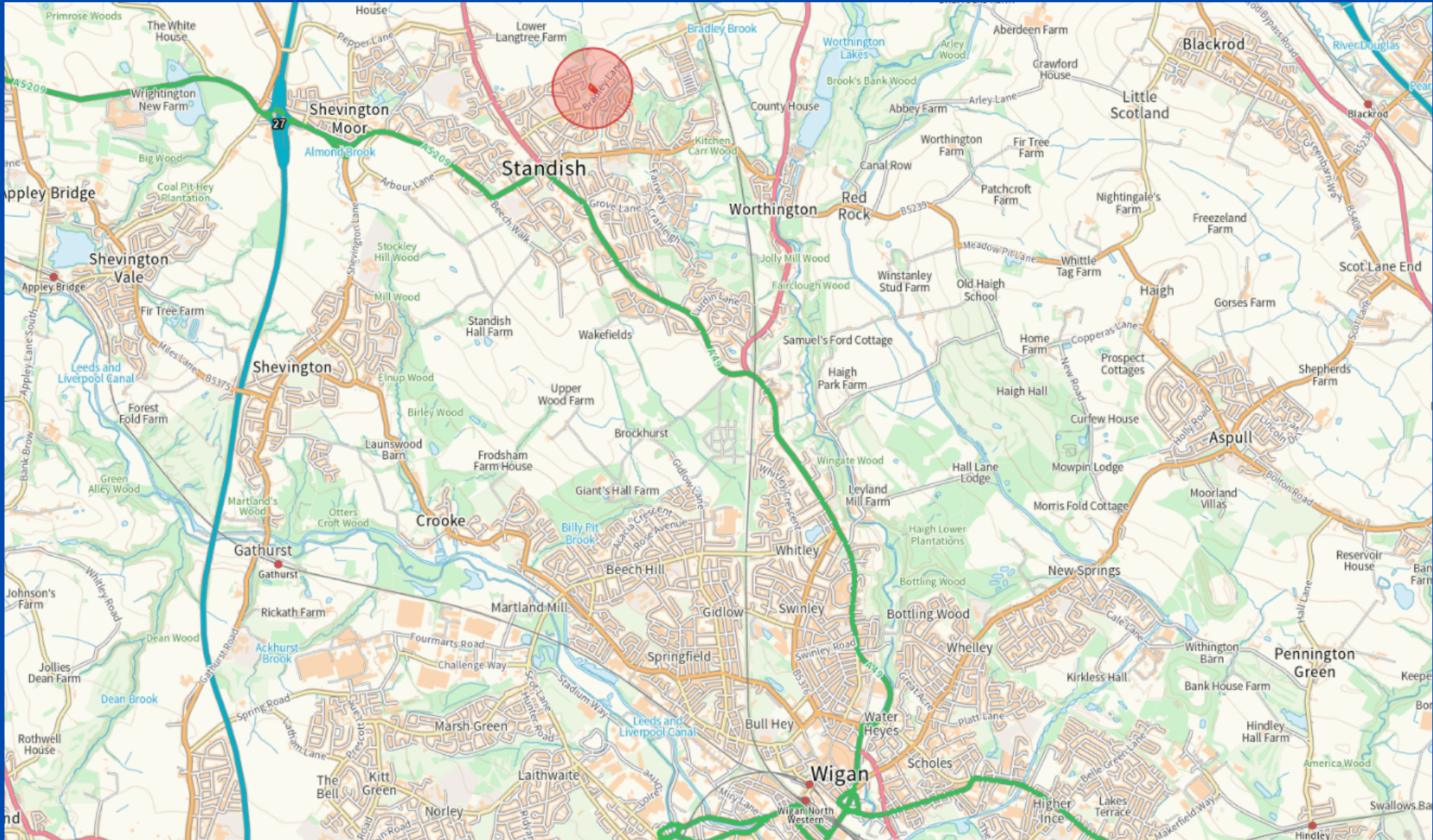


TO LET - RENT ON APPLICATION (MAY SELL)

LOCATION

The property is located in the village of Standish, Wigan, which benefits from a range of local amenities together with excellent transport connectivity. The M6 motorway (Junction 27) lies approximately 2.1 miles from the property, providing strong regional and national links to the wider motorway network.

A broader range of amenities, including retail, leisure and transport services, can be found in the nearby town of Wigan, located approximately 7.56 km (4.7 miles) north-west of the property.



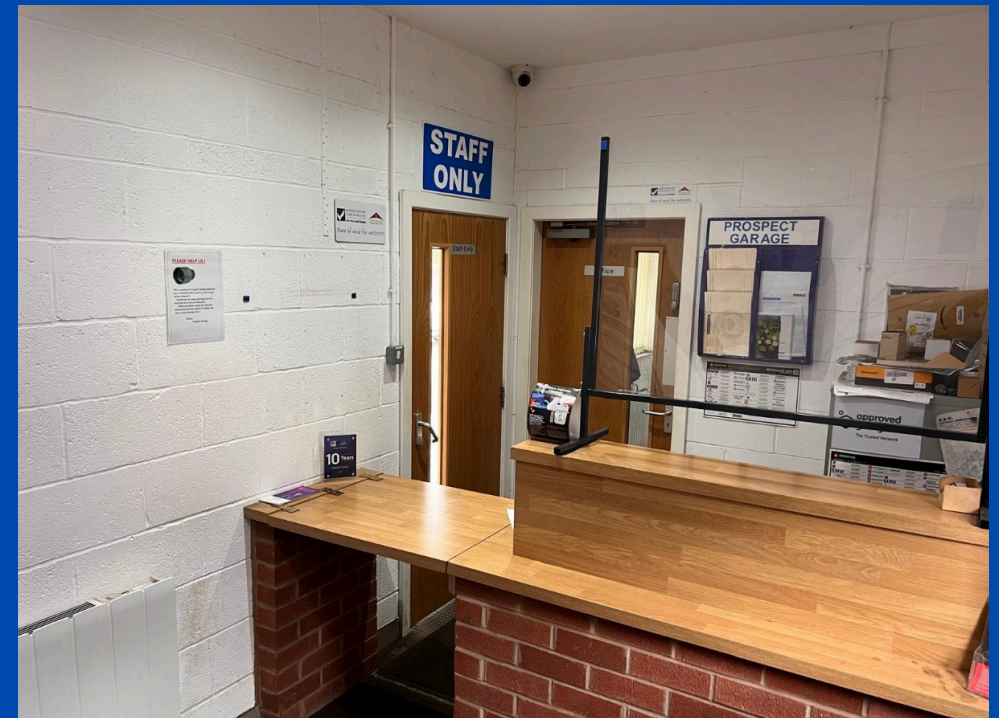
For identification purposes only. Not to scale.



The Garage

The premises comprise a substantial commercial site arranged over two buildings within the same plot. The main building provides a large workshop and garage with office space, reception rooms, kitchen and WC facilities. A separate building accommodates five smaller workshop units, with available office space within.

The property offers flexible multi-let potential and is suitable for a range of light industrial and trade-related uses, subject to planning.



Floor Plans



This floorplan is for illustrative purposes only and is not to scale.
Please contact us for more information.

For identification purposes only. Not to scale.

Services

The Property we understand benefits from mains water, electricity and drainage. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

- Prospect garage - D87 (REF; 6328-5127-4738-4499-6239)
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Flood Risk Zone

The Property is deemed to be within a low risk Flood Zone from the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

There is Japanese Knotweed on the most northern boundary of the Property which has originated from immediately neighbouring land.

Business Rates

The following business rates apply to the Property;

- Prospect garage - rateable value of £41,500

Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 9SD. Web: www.wigan.gov.uk.

Easements, Wayleaves, Public & Private Rights of Way

The property is let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is available to let by way of a new lease on FRI terms to be agreed.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether written or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



*Property, rooted in our heritage.
Established 1931*

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