

Units 16, 79-81 Holmes House Avenue,
Winstanley, Wigan WN3 6JA

Lease available for assignment

Former convenience store
109.80 SQM (1,182 SQFT)



£24,550 per annum

- Prominent position in an established retail precinct at the heart of Winstanley
- Benefits high levels of footfall
- Ample car parking facilities
- Predominantly open plan accommodation

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

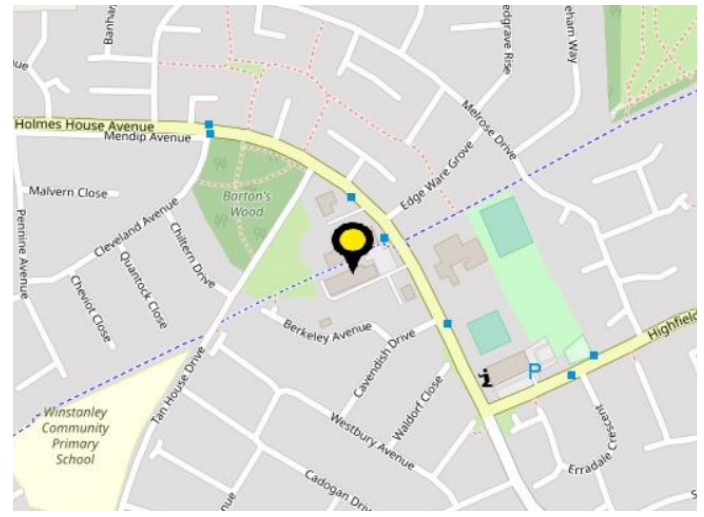
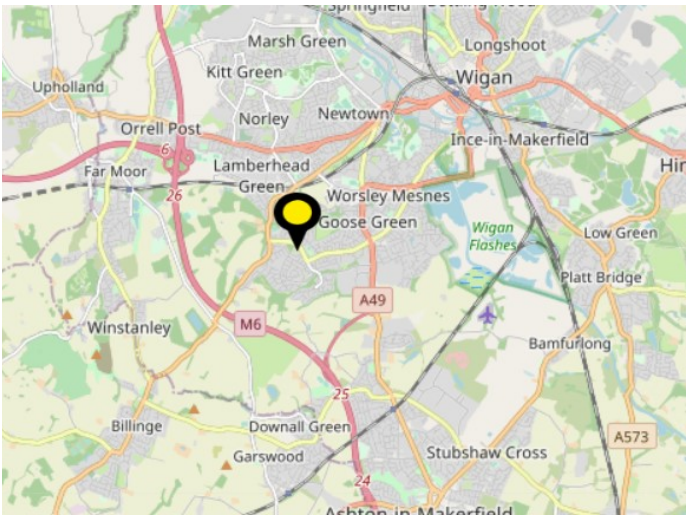


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Location

The premises fronts Holmes House Avenue and is located on the Winstanley Centre shopping precinct which serves the local densely populated residential area. The property is approx 2.5 miles south-west of Wigan and approx 1.5 miles north-east of junction 25 of the M6 motorway. It occupies a prominent position within a retail parade which includes neighbouring occupiers such as Co-op Convenience Stores, Galloways, Heron Foods and Bargain Booze.

Description

This pedestrian thoroughfare fronted single storey retail unit is prominently positioned within the Winstanley Centre. It benefits a steel frame glazed display frontage and is configured to include a predominately open plan retail space with stores to the rear with WC and kitchen facilities. The premises benefits vinyl tile floor coverings throughout, painted plastered walls and suspended ceilings with fluorescent strip lighting inclusive of air conditioning units. In addition, there is rear access to the property with roller shutter door protection. The premises are considered suitable for a number of uses subject to planning permission.

Services

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

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Retail & Storage	103.00	1,109
WC	6.80	73

Planning

We understand the property currently benefits from A1 planning. Interested parties should make their own enquiries with the local planning department to establish that their proposed use is acceptable under the current planning consent or whether alternative consents are required.

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
Shop & Premises	15,750	£8,064.00 p.a.

Rent

£24,550 per annum plus an annual service charge. Service charge details are available upon request.

Terms

By way of an assignment of an existing lease. Lease details available on request. Alternatively clients may consider a sub-let or the potential of entering into negotiations with the landlord for a new lease on terms to be negotiated subject to nature of enquiry received and status of the offeree.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be applicable on this transaction at the prevailing rate. Legal adviser should seek verification during the legal process of any transaction.

Legal costs

The successful applicant is to be responsible for the reasonable legal costs of both parties associated with agreeing an assignment or any other form of letting of the premises.

EPC

The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Jan 2021 Ref: AG0567

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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.