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UNDER OFFER

TO LET

**HIGH PROFILE SHOWROOM PREMISES
WITH PARKING**

**3-7 WALLGATE
WIGAN
WN1 1LD**



**APPROXIMATE GROSS INTERNAL AREA: 1,086 SQ M
(11,688 SQ FT) WITH 51 PARKING SPACES**

LOCATION

The property is located on the edge of Wigan Town Centre fronting on the northern side of Wallgate, at its junction with Mary Lane. Wallgate (A49) is a one way arterial route into the Town Centre and out to the west of Wigan towards junction 25 of the M6 motorway. The property is located within ½ mile of Wallgate and Wigan North West Train Stations and within ½ mile of Wigan bus station. The immediate vicinity is a predominantly industrial area with a number of showroom premises. Wigan Pier Museum, and Wigan Town Centre along with the Robin Park Retail Park, JJB Stadium, Multiplex Cinema and Asda Hypermarket are all within close proximity.

DESCRIPTION

The property comprises a two-storey brick built property under a pitched metal roof. The front showroom, benefits from a full glazed frontage to the front and the side and in addition there is a rear stores area which has been previously used as a workshop. The property benefits from ladies and gents WC facilities on both ground and first floor, together with first floor office accommodation provided in both open plan and cellular form.

Parking to the property is available on the adjoining site where 51 spaces are available to include staff and customer parking.

ACCOMMODATION

Approximate Net Gross Areas:

Ground Floor Showroom	387 sq m	(3,164 sq ft)
Ground Floor Offices	34 sq m	(367 sq ft)
Ground Floor Workshop / Stores	379 sq m	(4,083 sq ft)
First Floor Offices	283 sq m	(3,047 sq ft)
Total	1,086 sq m	(11,688 sq ft)

TERMS

The premises are available by way of a new lease on terms to be agreed.

RENTAL

£50,000 per annum exclusive

RATEABLE VALUE

£108,000 (2010 list)
Estimated Rates Payable £47,000 (2011/2012)

SERVICES

We understand that all main services are connected to the property including gas, three phase electricity and water.

PLANNING

The premises has a sui generis permission with ancillary offices above. Most recently, the property has been used as a car showroom and we believe that other uses would be considered, subject to obtaining the relevant planning approval.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for it's own legal costs in connection with the transaction.

VIEWING

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