

RETAIL UNIT WITH PARKING - TO LET

ASHTON IN MAKERFIELD (BRYN) - 254-256 WIGAN ROAD WN4 0AR

**Mason
Partners**



Location

The property is located in Bryn which is a suburb of Ashton-in-Makerfield, approximately 4 miles south of Wigan. The subject property is situated on the A49 Wigan Road. Direct access to Junction 25 of the M6 motorway is 1 mile to the north.

Description

Stand-alone property in a prominent position directly opposite the Salvation Army. Other nearby occupiers include Bet Fred, Morrisons Local and a number of local retailers.

Accommodation

The property comprises the following floor approximate area:

Ground Floor NIA: 2,905 Sq Ft (269.88 sqm)

The property includes a rear car park with approximately 20 dedicated spaces.

Terms

The premises is available by way of assignment or sub lease of a lease expiring on 9th August 2026. Alternatively, a surrender and new lease could be entered in to.

Rent

£31,750 pax.

Rating Assessment

Rateable Value - £34,250

Interested parties are advised to make their own enquiries with Wigan Metropolitan Borough Council on Tel: 01942 705 109 to verify this information.

Planning

It is understood that the premises has a Class E planning consent.

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EPC

An EPC is available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce
Lee Quinn

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leequinn@masonpartners.com

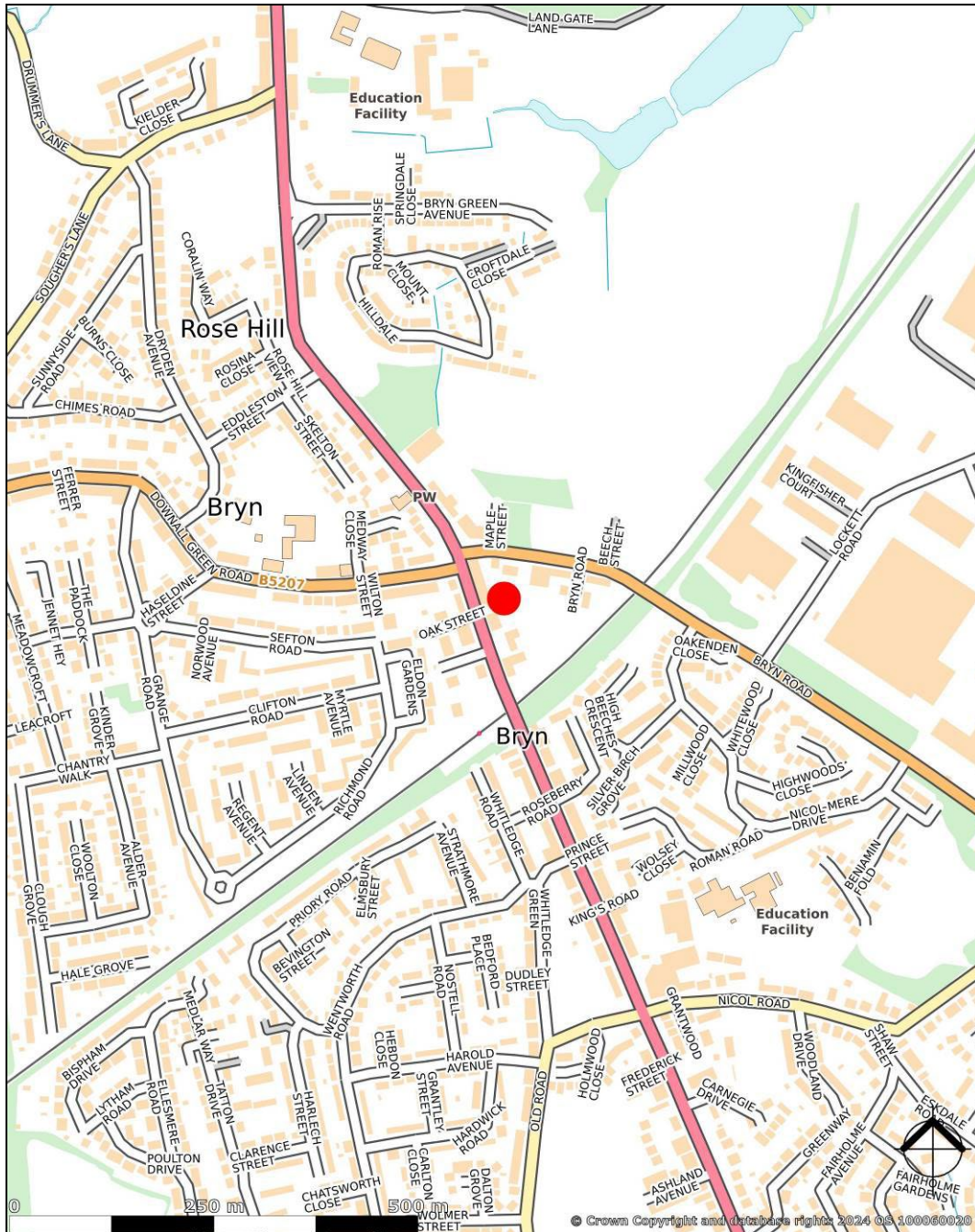
0151 227 1008

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