

PETER E GILKES & COMPANY
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FOR SALE

**RETAIL PREMISES
60 PRESTON ROAD
STANDISH
WIGAN
WN6 0HS**



Price: £110,000

- Prominently positioned, easily identifiable retail premises
- Close to thriving town centre
- Easy parking
- Currently occupied by an established specialist retail and mail order business
- Suitable to return to residential use (subject to planning permission)

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:

The premises occupy a prominent, most convenient and easily identifiable position fronting the main arterial road that runs through the large thriving settlement of Standish and is convenient for calling customers and within short driving distance of Junction 27 on the M6 motorway.

The sales area provides bright, well-presented space supported by storage and administration space on the ground and first floor.

Location:

From the crossroads at the centre of Standish, proceed north along Preston Road (A49). The premises are then on the left after approximately 500 yards.

Accommodation:
(all sizes are approx)

Ground Floor:

Sales Area

4.3m x 3.1m (14'0 x 10'2)
With slatted wall display boarding and display window



Rear Sales

6.0m x 3.4m (19'7 x 11'0)
With slatted wall boarding



Small Store

Toilet

With WC and wash basin

Kitchen

With double drainer stainless steel sink unit

First Floor:

Front Room 4.3m x 3.1m (14'0 x 10'4)

Rear Room 4.3m x 4.1m (14'0 x 13'7)

Outside:

Shallow forecourt
Rear garden

- Tenure:** It is understood the site is Freehold and free from Chief Rent.
- Services:** Mains electricity and water supplies are laid on. Gas is available and drainage to main sewer.
- Assessment:** From enquiries to the Local Authority it is understood the premises are described as 'Shop & Premises' and assessed at a Rateable Value of £2,450 with Rates Payable of £1,060
- Due to the modest rating assessment, no rates have been levied by the Council for the current year.
- To View:** By appointment with the agents with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.
- VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.