

To Let

Wigan[♥]
Council

DRAFT PARTICULARS

15 Clarence Street, Ashton In Makerfield, WN4 9UB



- Existing A1 Retail Shop Consent
- Popular retail parade
- 56.2 Sq. M. (605 Sq. Ft.)
- Rental £5,400 pa, exclusive.

Subject to Contract

Contact: Stephen Gleave

Email: s.gleave@wigan.gov.uk

Tel: 01942 827313

Confident Place, Confident People.

Wigan Council
Leisure, Cultural and Property Services Division
Civic Centre, Millgate, Wigan
WN1 1AZ 01942 827062

To Let



Location

A well-established retail parade located within a large housing estate, approximately 1 mile south of Ashton town centre.

Description

Self-contained ground floor retail accommodation in a local shopping parade. The property has been previously used as a shop.

Accommodation

Floor	Description	Area (Sq. M.)
Ground	Shop	43.20
	Store	8.90
	Ancillary	4.10
	Total	56.20

Disclaimer:- The property is offered subject to contract, availability and confirmation of details.- These particulars do not form part of any contract and, whilst believed to be correct, third parties must satisfy themselves of their accuracy. Wigan Council gives notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Wigan Council has any authority to make or give any representations or warranty whatever in relation to this property.

Rental

£5,400 (Five Thousand Four Hundred Pounds) per annum exclusive of VAT - £450.00 per month.

Rateable value

Current Valuation List 2017 - £2,950.00

Rates

The Tenant will be responsible for all rates, taxes and outgoings of an annual or recurring nature, levied on the premises.

Terms

Leasehold only. Minimum 3-year lease. Internal Repairing only. Excluded from the Landlord and Tenant Act 1954.

Costs

The applicant will be responsible for the Council's surveyors and legal costs totalling £900.00.

Further information

Please contact for any potential planning issues regarding change of use.

Please contact Stephen Gleave or s.gleave@wigan.gov.uk for further information.

Date: 23.08.22.