

To Let

Wigan[♥]
Council

17 Yewdale Road, Ashton in Makerfield,
Wigan, WN4 0EA

Photos Awaited.

Existing Hot Food Takeaway Use

Prominent Retail Parade

46.4 Sq. M. (499 Sq. Ft.)

£4,500 pa

Contact: Stephen Gleave

Email: s.gleave@wigan.gov.uk

Tel: 01942 828048

Confident Place, Confident People.

Wigan Council
Leisure and Property
PO Box 100
WN1 3DS 01942 827062

To Let

Location

A popular residential estate located, approximately 3 miles north of Ashton town centre and 3.5 miles south of Wigan town centre.

Description

End terraced ground floor retail accommodation in a parade of 4 similar units including a convenience store/off licence.

The property has been used as a hot food takeaway for many years and is fitted out for this purpose. Early inspection is recommended.

Accommodation

Floor	Description	Area (m ²)
Ground	Retail space	41.7
Ground	Ancillary	4.7
TOTAL		46.4

Rateable Value

Current Valuation List 2017 entry - Shop and Premises - Rateable Value £3,250.

Rates

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

Please contact rebecca.jones@wigan.gov.uk for more

Rental

£4,500 pa excl. of VAT.

Terms

The property is available to rent on a new Internal Repairing Lease for a term of years to be agreed. The rent will be paid monthly in advance by Direct Debit.

Costs

The applicant will be responsible for the Council's surveyors and legal costs of £450.00 each.

Energy Performance

The premises have an EPC rating of E (113). A full copy is available on request.

Further Information

Please contact:

planningrepresentations@wigan.gov.uk for any potential planning issues regarding a change of use from the existing use.

Please contact Stephen Gleave on 01942 828048 or s.gleave@wigan.gov.uk for further information on the property and to arrange a viewing.

Subject to Contract.

01.05.2019

Important Notice

Wigan Council give notice that:

1. Their officers have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Wigan Council have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.