



694 LIVERPOOL RD | PLATT BRIDGE | WIGAN WN2 5BB



4,756 sq ft (442 sq m)

PROMINENT WAREHOUSE/SHOWROOM  
FRONTING BUSY MAIN ROAD

TO LET

\*\*ALTERNATIVE USE POTENTIAL – SUBJECT TO CONSENTS\*\*

## DESCRIPTION

The property comprises a traditional brick built warehouse/showroom surmounted by a pitched, tiled roof.

There is direct access to the front of the property from Liverpool Rd and there is excellent loading to the rear via a steel roller shutter door opening into a loading bay within the unit. Also to the rear of the property there is a large macadam surfaced public car park, which provides access to the loading bay.

The ground floor of the property is mainly given over to storage and is open plan and to the rear there is a staircase to access the first floor where there is further storage (pallets can be stickered directly to the first floor via the loading bay). There is also a small office area together with toilets and kitchen area.



## LOCATION

The property is prominently located fronting onto Liverpool Rd in the busy town of Platt Bridge in Wigan. The property is situated directly opposite McDonalds.

## SERVICES

We understand that all mains services are connected.

## FLOOR AREA

Measured on a gross internal basis the property extends to a gross internal floor area as follows:

|              |                    |
|--------------|--------------------|
| Ground Floor | 2,582 sq ft        |
| First Floor  | 2,174 sq ft        |
| <b>Total</b> | <b>4,756 sq ft</b> |

## RATES

We understand that that the property is rated in the latest Rating List as "Showroom and Premises" and has a Rateable Value of £16,500 in the current Rating List Therefore, we estimate that the rates payable in the current year (2019/2020) will be in the order of £8,101.50.

## TERMS

The property is offered To Let at a rental of £22,000 per annum, exclusive.

## VIEWING

By prior appointment with the sole agents:  
Haughton Warburton & Co: 0161 839 0080.

Details Prepared: October 2019



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