



TO LET UNIT 1 CLAYTON STREET, WIGAN WN3 4DA

2,400 ft² / 223 m² Single-storey warehouse/trade counter premises
with additional mezzanine | 125 ft² / 104 m²

- Well established and popular trade counter location with numerous national companies and car dealerships located close by
- Steel portal framed unit with excellent eaves height
- Close proximity to Wigan Town Centre

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

The premises are situated within an established industrial/trade counter area just off Wallgate and within easy reach of Wigan Town Centre.

Numerous national companies are located in the immediate area, including Johnson Decorating Centre, City Electrical Factors, Edmundson Electrical, Howden Joinery and Plumb Centre.

Description

A purpose built steel framed unit with concrete floor, concertina loading door, office and WC facilities, mezzanine storage, shared forecourt car parking and servicing areas.

Accommodation

The gross internal ground floor area extends to approximately 2,400 sq ft/223 ft²

Internal dimensions approximately 31 ft 2 in x 77 ft 1 in.

Additional mezzanine storage and office facilities extending to approximately 1,125 ft².

The concertina loading door is 12 ft 6 in wide and the unit has a minimum eaves height of approximately 16 ft 6 in.

Assessment

The unit is entered on the Rating List at a Rateable Value of £11,500.

Rates Payable 2024/25: 49.9p in the £

Services

Three phase power is installed. The property has the benefit of gas fired blown air heating.

Planning

The premises are considered suitable for a wide range of warehouse, workshop, light industrial or trade counter uses.

Prospective tenants are advised to make their own enquiries of Wigan Council's planning department on 01942 244991.

EPC

The Energy Performance Asset rating is Band E101. A full copy of the EPC is available at www.epcregister.com.

Lease

The unit is available on a new 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon effective full repairing and insuring terms by way of service charge.

An annual service charge of £1,500 will be levied as the tenant's contribution towards the external maintenance of the building and the car parking/servicing areas.

Rental

£17,500 per annum, plus VAT, exclusive of rates payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail:
reception@hdak.co.uk