

To Let  
£65,000 per annum  
exclusive



# Modern Showroom Premises with Yard

6,574 SQ FT (610.72 SQ M)

📍 FORMER KTM DEALERSHIP, PENNYHURST STREET, WIGAN, WN3 4AS

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Modern showroom building
- 6,574 sq ft with yard/parking
- Large site
- Bi-folding doors
- Open plan accommodation
- Suitable for a range of uses
- Ideal for showroom/office/retail/trade counter or gym - subject to planning permission
- Platform lift
- New lease
- Rental £65,000 per annum exclusive



## LOCATION

The subject property is located prominently fronting Pennyhurst Street, within Ince-in-Makerfield, Wigan, situated roughly 0.06 miles from Wigan Town Centre. The immediate area comprises a mix of light industrial and commercial premises. The surrounding area includes Haig Street, Pottery Road, and Herbert Street, with several other small connecting roads nearby.

There is a Wigan Council operated car park on Pennyhurst Street with around 59 spaces, making it convenient for customers.

The property well-positioned for vehicle access and customer footfall.

## DESCRIPTION

A modern showroom premises with large yard and large visual glazing. The accommodation is split across ground and first floor with open plan showroom accessed via a staircase and goods lift.

The unit at ground floor has a bi-fold entrance, along with a pedestrian entrance from the front elevation. The rear and yard are accessed via a gated yard, which leads to a small workshop area.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	276.75	2,979
First Floor	333.98	3,595
<b>Total</b>	<b>610.72</b>	<b>6,574</b>

## SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The quoting rental is £65,000 per annum exclusive.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £163,000, with effect from 1st April 2023. This figure is part of a wider Rating Assessment and will be proportioned on completion. Interested parties are advised to make their own enquiries as to the rates payable direct with the Local Rating Authority (Wigan Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## USE

It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Wigan Council).

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### **Adam Westwell** | Director

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