



## HIGH STREET PROPERTY / CLASS E

Freehold Bank Premises with Vacant Possession and Ground Rent Investment For Sale  
65 Gerard Street, Ashton-in-Makerfield, Wigan, WN4 9AH



**FOR  
SALE**

**Price:** Offers in the region of **£200,000**

**Total Floor Area**

3,226 sq ft / 299.75 sq m

**Viewing strictly through the sole agent.**

Barker Proudlove

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**In partnership with:**





Location:

Ashton- In- Makerfield is a market town in the Borough of Wigan and lies 4 miles south of Wigan town centre, 18 miles west of Manchester and 16 miles east of Liverpool. Gerard Street which runs from the junction of Wigan Road down to the A49 is considered the main high street retail pitch and boasts a healthy mix of national and independent retailers.

The subject property occupies a prominent position at the southern end of Gerard Street, adjacent to Garvey and Young Funeral Care and opposite TSB. Other nearby occupiers include Nationwide, KFC and Greenhalgh's Bakery. The Gerard Centre is located a short walk away alongside the main town car park.

The property is not listed but does fall within the Ashton in Makerfield conservation area.

The freeholds of the residential properties to the rear on Heath Road, numbers, 1,3,5,7,9,11 & 13 are all included in the sale. All these properties are sold off on long leaseholds for a period of 999 years from February 1911. More information on request.

Tenure:

Freehold with vacant possession.

Sale Price:

Offers in the region of £200,000.

Accommodation:

The premises comprise the following approximate net internal areas:-

Floor	sq.ft.	sq.m.
Ground Floor	1,935	179.95
First Floor	703	65.30
Second Floor	589	54.70
<b>TOTAL</b>	<b>3,226</b>	<b>299.75</b>

Business Rates:

The premises currently has a Rateable Value of £14,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

January 2024

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.*

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