

**HIGH STREET PROPERTY / CLASS E**

48-50 Warrington Road, Platt Bridge, Wigan WN2 5JA

**Price: £100,000****Ground Floor Area**

927 Sq ft / 86 Sq M

**LET****Viewing Strictly through the sole selling agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: [andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)**

**VIRTUAL FREEHOLD FOR SALE WITH VACANT POSSESSION.****Location:**

The subject premises are located fronting Warrington Road in Platt Bridge, in close proximity to Iceland and Home Bargains. There is plentiful off street car parking nearby. Access to the first floor has been removed. There is a large yard to the rear and therefore scope to extend, subject to planning.

**Proposal:**

Guide Price: £100,000

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	927	86.1
First Floor - not accessible		

**Tenure:**

Virtual Freehold with Vacant Possession - 48 Warrington Road is held on a 999 year lease from November 1903. 50 Warrington Road is held on a 999 year lease from April 1904. A ground rent is payable, further information upon request.

**Business Rates:**

The premises currently has a rateable value of £9,900. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 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 - E

**Legal Costs:**

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

**VAT:**

We have been advised by our client that the property is exempt from VAT.

**Date Prepared:**

March 2022

Subject to Contract

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