

# FOR SALE



Pennington Wharf, Plank Lane, Leigh, Lancashire, WN7 4BB

**Ground Floor New Build  
Commercial Unit  
2,542.6 Sq Ft (236.21 Sq M)**

- Ideal for Retail - Use Class E (a,b,c)
- Storage/Loading Area
- 6 Parking Spaces (2 disabled)
- Glazed Frontage
- Shell Specification







## Location

The premises are located at Pennington Wharf, a development by Taylor Wimpey, which is perfectly positioned for commuters, providing excellent access to the A580 and M6 and M62 motorways, meaning both Manchester and Liverpool are within easy reach.

## Description

Ground floor commercial new build unit ideally located opposite the Diamond Jubilee Marina. The units is within a 4 storey apartment block comprising 12 x 2 bed apartments above the ground floor commercial space with ancillary parking and cycle store. The space is open plan with front double doors, rear fire escape and a large amount of natural light.

- 6 dedicated parking spaces to the rear
- All utilities are provided except gas
- Rear enclosed yard/loading area
- Bicycle racks

## Accommodation

Ground Floor - 2,542.6 sq.ft. (236.21 sq.m.)

## Hours of Operation

The retail use hereby permitted shall only be open between 07:00 – 23:00, 7 days a week. Deliveries are permitted from Monday-Friday, 09:00 – 17:00.

## Purchase Price

£375,000

## EPC

Further details available upon request.

## Business Rates

The property has not been assessed yet so interested parties will need to make their own enquiries to the local authority.

## VAT

If applicable, will be at the prevailing rate.

## Tenure

Long Leasehold for a term of 999 year lease and at a peppercorn ground rent.

## Service Charge

£1,241 per annum approx.

## Building Insurance

The potential buyer would need to obtain their own quotations.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

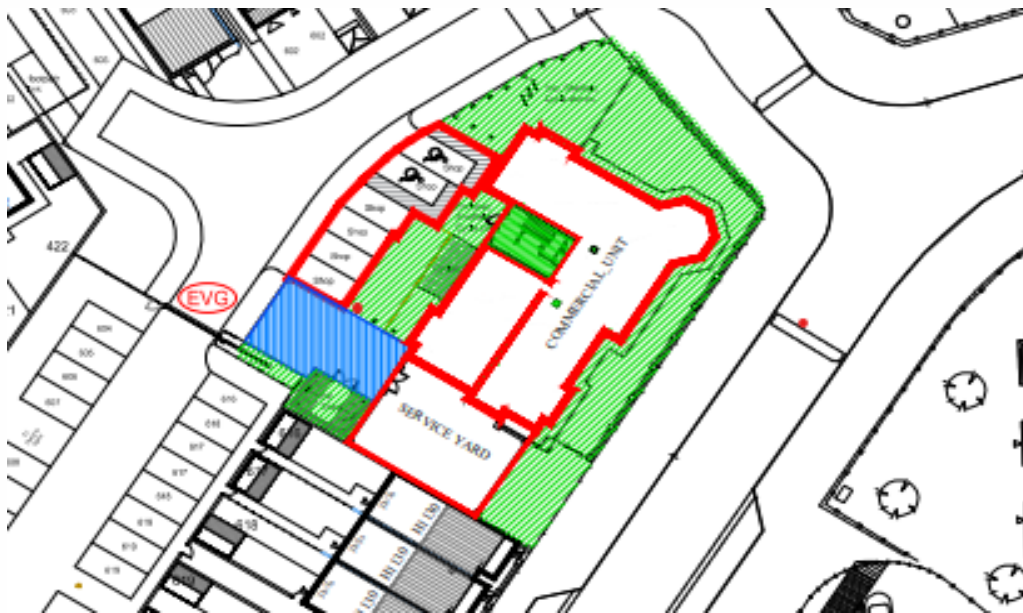
T: 07891172418

E: danrodgers@roger-hannah.co.uk

## Date of Preparation

29 July 2024





Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.  
These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Regulated by RICS.