

**RAPLEYS**

## FOR SALE (MAY LET) Retail Premises

rapleys.com  
**0370 777 6292**

29-39 High Street, Golborne  
Warrington WA3 3AX

CONTACT **Will Primrose**  
07879 417824 | will.primrose@rapleys.com

**Thomas Ball**  
07831 842859 | thomas.ball@rapleys.com



Self contained retail premises

1,024 sq m (11,022 sq ft)

0.45 hectare (1.11 acres) site  
with ample parking

Available mid 2019

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### Location

The site is located just off High Street (A573) which is the main arterial route through Golborne. The premises is accessed from junction 23 of the M6 and the nearest rail station is Newton-le-Willows approximately 2 miles distant.

Golborne is a small town that falls within the Borough of Wigan and is approximately 16 miles from Manchester. The town has a population of 24,169 (2011 census).

### Description

The site comprises a retail food store of 11,022 sq ft with customer parking accessed via the High Street, Golborne. The subject property is of steel and masonry construction and is arranged over a single floor.

The surrounding properties predominantly comprise residential and industrial accommodation and a number of retail and leisure properties along the High Street.

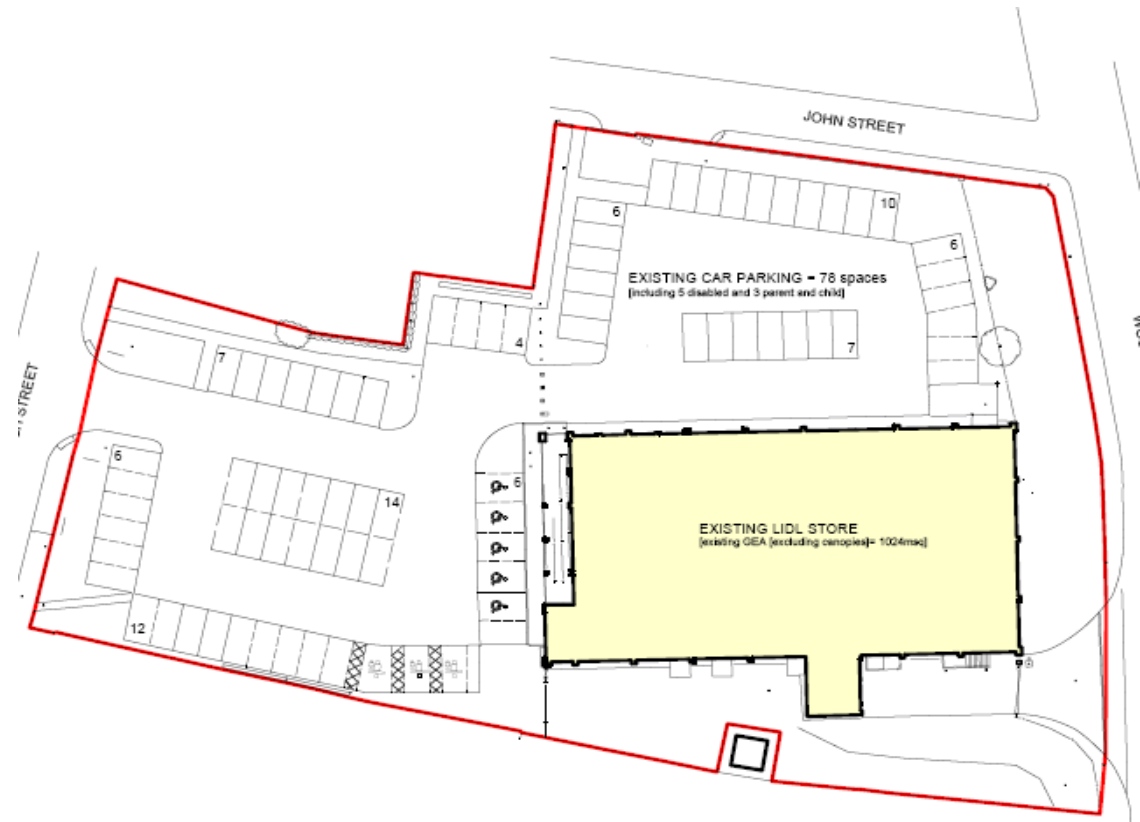
There is the opportunity to sub divide the subject premises to provide smaller retail accommodation.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>1,024</b>	<b>11,022</b>
	Hectares	Acre
<b>Total site area</b>	<b>0.45</b>	<b>1.11</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Freehold sale but the client may consider a leasehold.

### Terms

The premises is available freehold. Lease may be considered on a new full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews, rent on application.

### Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

To be arranged through the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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