

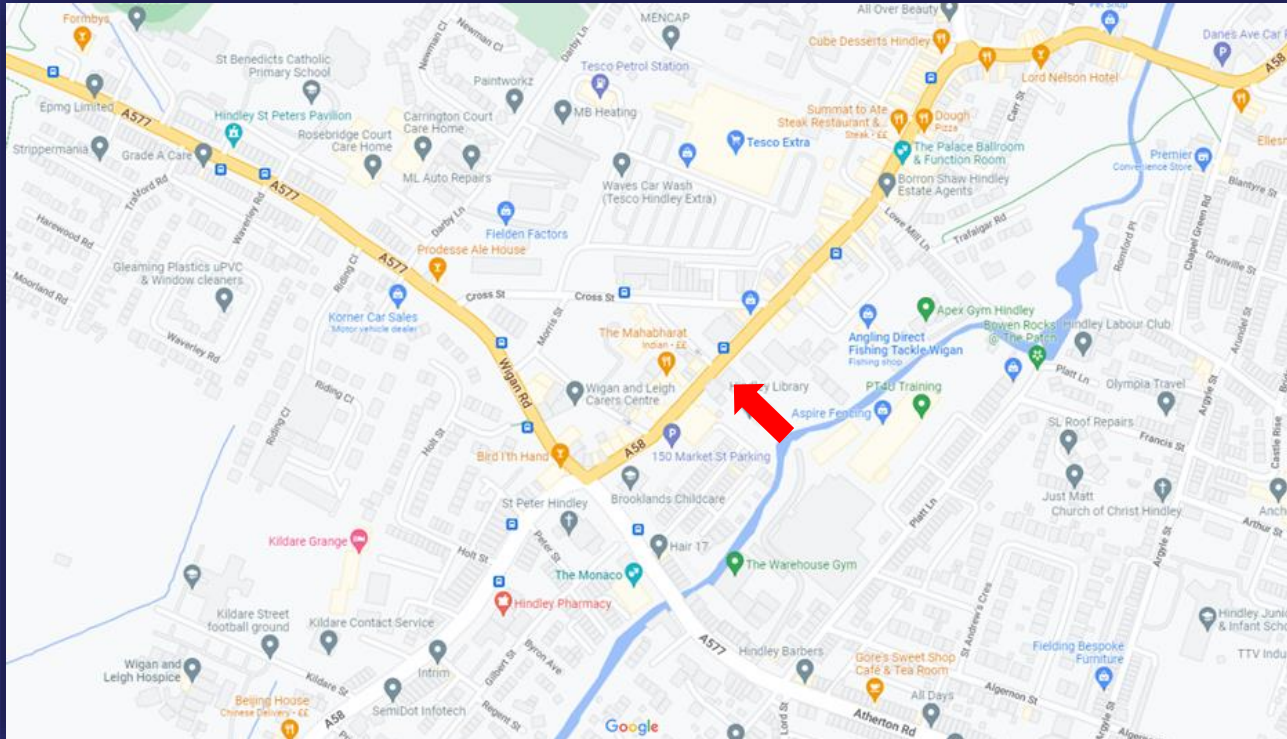
**FOR SALE**

**MADISON HALL, 135 MARKET STREET  
HINDLEY, WIGAN, WN2 3AA**

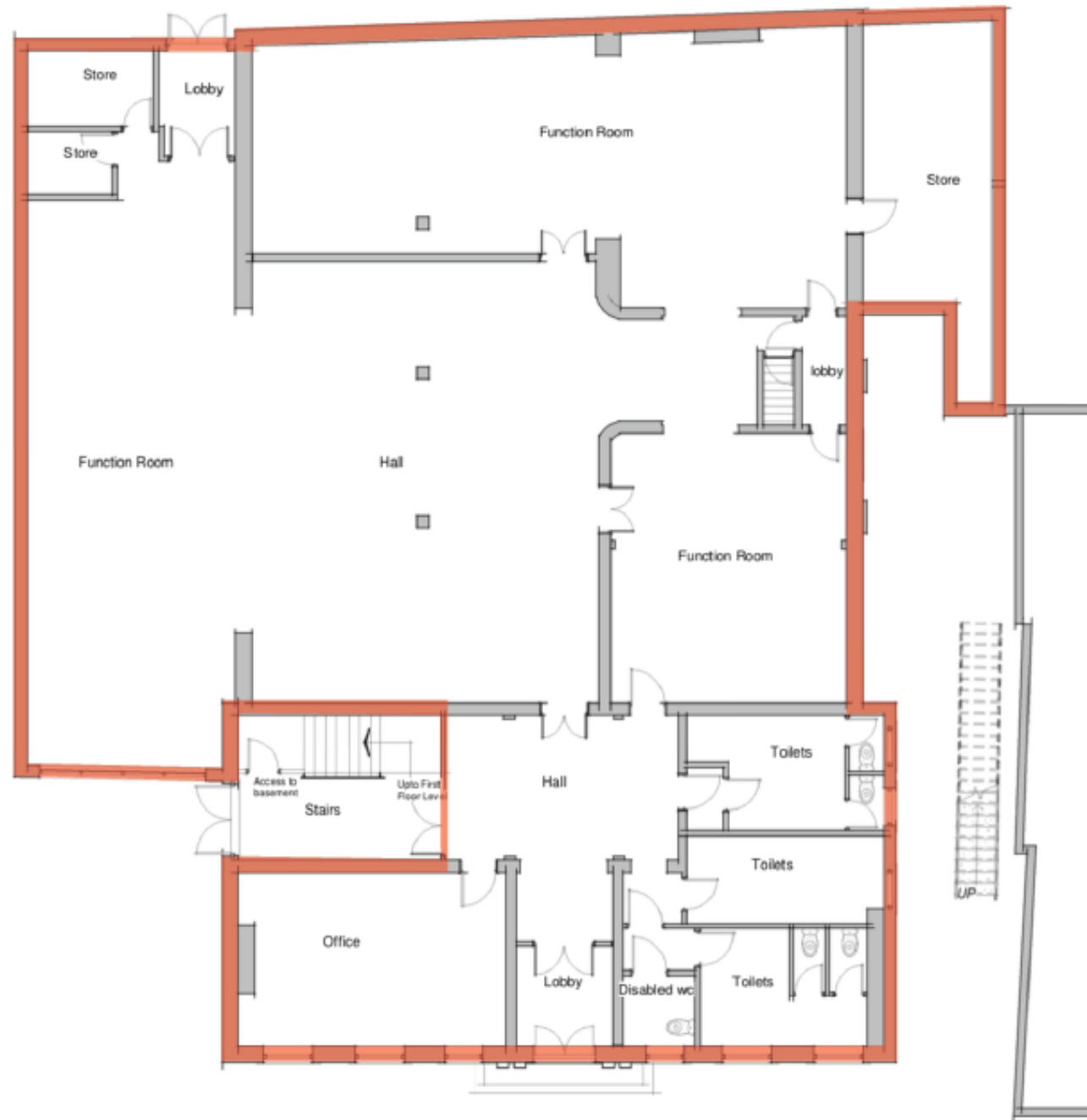


## LOCATION

Hindley is a Metropolitan Borough of Wigan, approximately 3 miles east of Wigan town centre. It also has good communications being only a short distance from the M6 motorway. The town provides primarily for convenience goods and services and can be more readily identified from the attached plan.



- **Large ground floor with planning permission to be split**
- **Ideal development opportunity**
- **Planning permission already received**





## DESCRIPTION

The accommodation comprises a ground floor meeting hall and function room facilities, which is now closed and is ready for re-development. The ground floor and basement have planning to be converted into five commercial units. The upper floors (not included) have planning for conversion to residential use.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	SQ M	SQ FT
Unit 1	44	474
Unit 2	26	280
Unit 3	88	947
Unit 4	99	1066
Unit 5	70	753
Total	327	3520
Basement	64.5	694

## TENURE

The property is available on a new 999 year lease at a Peppercorn rent.

## PRICE

£250,000

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## RATES

The VOA website confirms the property has a Rateable Value of £7,700.

The Rateable Value will increase on 1 April 2023 to £14,250.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

## EPC

The Energy Performance Asset Rating for this property is D-99.

A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.



00\_Proposed Ground floor Plan  
1 : 100

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



**Dan Wild**

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**Mindy Bishop**

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**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

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