

To Let
£49,950 per annum
exclusive



Modern Showroom Premises

6,574 SQ FT (610.72 SQ M)

📍 FORMER KTM DEALERSHIP, PENNYHURST STREET, WIGAN, WN3 4AS

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Modern showroom building
- 6,574 sq ft
- Bi-folding doors
- Open plan accommodation
- Suitable for a range of uses
- Ideal for showroom/office/retail/trade counter or gym - subject to planning permission
- Platform lift
- Communal local car park to the front
- New lease
- Rental £49,950 per annum exclusive



LOCATION

The subject property is located prominently fronting Pennyhurst Street, within Ince-in-Makerfield, Wigan, situated roughly 0.06 miles from Wigan Town Centre. The immediate area comprises a mix of light industrial and commercial premises. The surrounding area includes Haig Street, Pottery Road, and Herbert Street, with several other small connecting roads nearby.

There is a Wigan Council operated car park on Pennyhurst Street with around 59 spaces, making it convenient for customers.

The property well-positioned for vehicle access and customer footfall.

DESCRIPTION

A modern showroom premises with large visual glazing. The accommodation is split across ground and first floor with open plan showroom accessed via a staircase and goods lift.

The unit at ground floor has a bi-fold entrance, along with a pedestrian entrance from the front elevation. There is also a small workshop area located and accessed at the rear of the property.

There is a communal local car park to the front of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	276.75	2,979
First Floor	333.98	3,595
Total	610.72	6,574

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £49,950 per annum exclusive.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £196,000, with effect from 1st April 2026. **This figure is part of a wider Rating Assessment and will be proportioned on completion. Interested parties are advised to make their own enquiries as to the rates payable direct with the Local Rating Authority (Wigan Council).**

USE

It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wigan Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.