



## RENT

**£55,000**

Per annum



## RATEABLE VALUE

**£28,000**



## EPC RATING

**TBC**



## Former Brooklands Day Nursery

Montrey Crescent, Ashton-in-Makerfield, Wigan, WN4 0UD

Use Class F1 - School | Leasehold | 4,987 Sq Ft



**TO LET**



## Location

The property is situated in a well-established residential area, which supports the use as a nursery or educational facility. Garswood Railway Station (4-minute walk) provides direct services to Liverpool and Wigan.

Liverpool is approximately 15 miles to the west, Manchester 20 miles to the east and Ashton-in-Makerfield within 2 miles of the property. Both junctions 24 and 25 of the M6 are easily reached providing access via the motorway network to the commercial centres across the North West.

## Description

The Property was purpose-built as a primary school and the specification reflects this, providing a single-storey building, split into separate wings with brick elevations and double-glazed uPVC windows beneath a flat roof. We understand all mains services are available or connected to the property.

The Property extends to approximately 5,000 sq ft, on a circa 0.66-acre site which includes a car park to the rear and a turfed playground to the front. Having been vacant for a short time, the space is fully functional as an educational facility comprising three classrooms, a main hall, a staff room and a kitchen.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Floor	Sq Ft	Sq M
Classrooms	1,835	170.5
Sports Halls	1,348	125.2
Kitchen	609	56.6
Ancillary	1,196	111.1
<b>TOTAL</b>	<b>4,987</b>	<b>463.3</b>







## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Rent / Price

£55,000 per annum (approximately £11.00 per sq ft).

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is to be confirmed.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting / sale.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

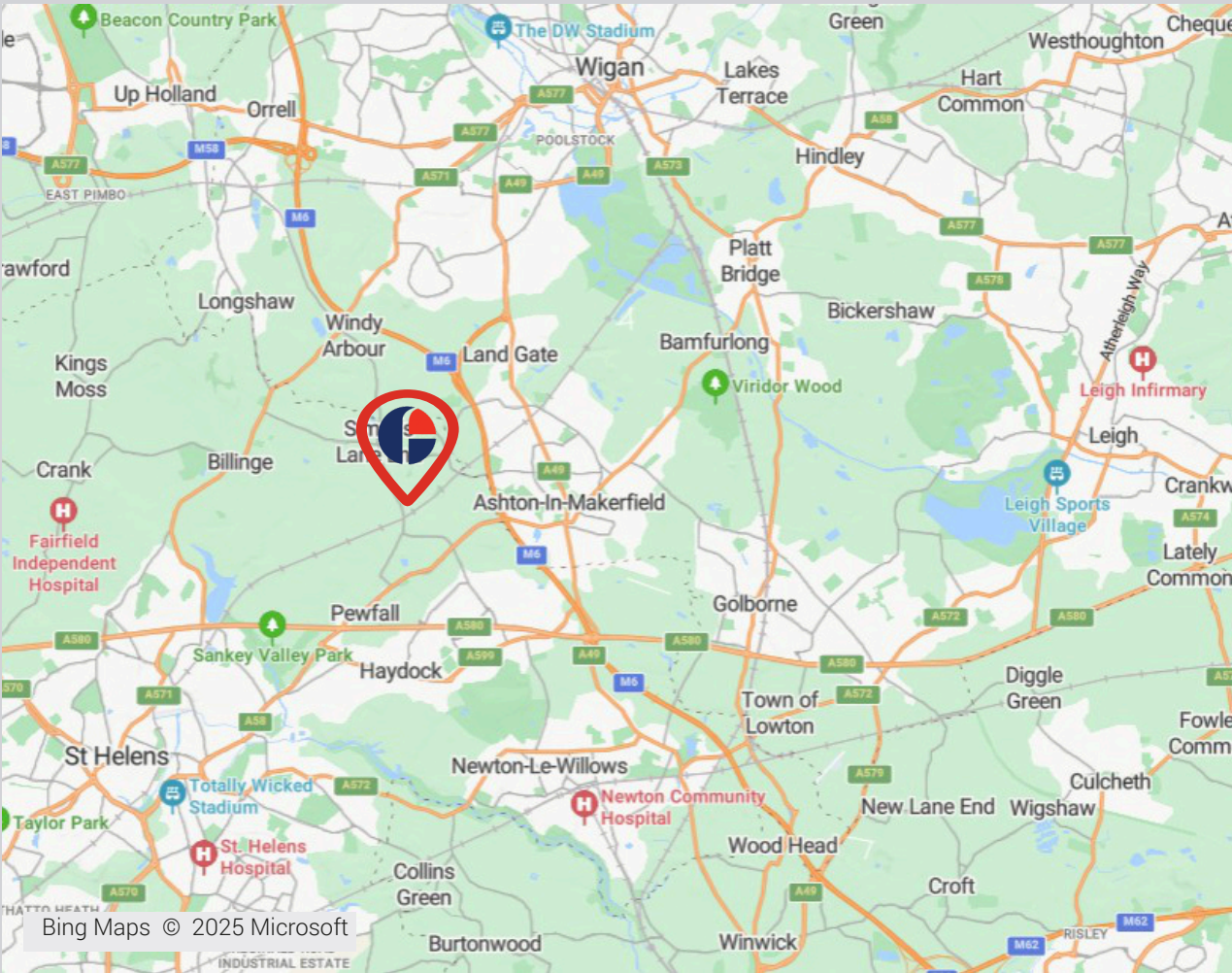
### Viewings

Strictly by prior arrangement with the sole agents.





# Former Brooklands Day Nursery, WN4 0UD



## Approximate Travel Distances



### Locations

- Ashton-in-Makerfield - 5 minutes
- Wigan - 15 minutes
- Newton-le-Willows - 15 minutes
- Warrington - 30 minutes



### Nearest Station

- Garswood - 0.2 miles
- Bryn - 1.8 miles



### Nearest Airport

- Liverpool John Lennon Airport - 17 miles
- Manchester Airport - 24 miles



## Viewings



### Adam Fleming



0151 242 1095



07884 415 198



adam.fleming@fishergerman.co.uk



### David Newman



0161 214 4664



07770 741 937



david.newman@fishergerman.co.uk

**fishergerman.co.uk**



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Particulars dated February 2025. Photographs dated December 2024.