



RENT
£80,500
(per annum)



RATEABLE VALUE
£30,000



EPC RATING
TBC



Former Our Lady Immaculate Catholic Primary School



328 Downall Green Road, Ashton-in-Makerfield,
Wigan, WN4 0LZ

Use Class F1 - School | Leasehold | 9,197 Sq Ft (854.43 sq m)



TO LET

Location

The property is located in Bryn, a suburb of Ashton-in-Makerfield in the Metropolitan Borough of Wigan in Greater Manchester.

The property is situated on the corner of Downall Green Road, which runs east to west from the centre of Bryn, providing an efficient route to the local amenities and wider transport network. The property is easily accessible via car, Downall Green in turn leads to Wigan Road, which in turn, using junction 25, leads to the M6 motorway. There is a bus station located outside of the property, providing transport to the wider area, and there is a train station located in the centre of Bryn.

The surrounding area is predominantly residential in character with a large catchment area.

Description

The school was first constructed around 1900 and retains many of the original features found in this style of property from the Victorian era. Since then, the property has been refurbished on several occasions and upgraded to provide more modern facilities.

Internally, the property is arranged into several classrooms, separate sports hall/canteen together with staff and pupil WCs, breakout areas and dedicated staff room. Outside, there is a securely fenced tarmac surfaced playground plus a small playing field of 0.3 acres.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Area	Sq Ft	Sq M
Classrooms	3,851	357.73
Reception / Office	477	44.28
Sports Hall / Canteen	1,641	152.46
Ancillary	3,229	299.98
Total	9,197	854.43





[→ Further information](#)

Lease Terms

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

Rent

£80,500 per annum exclusive (approx. £8.75 per sq ft).

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct 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.

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.

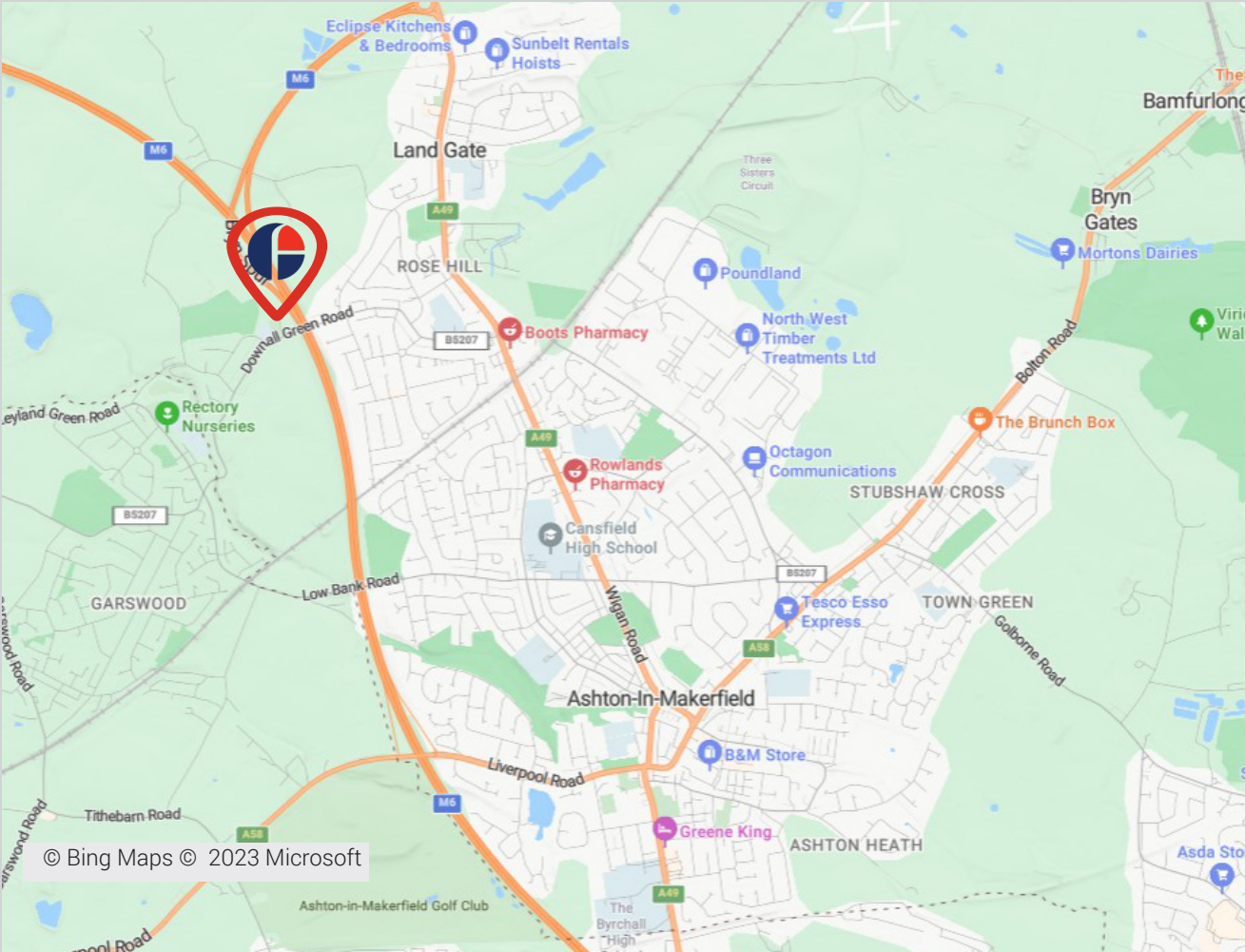
Anti Money Laundering

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.

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Approximate Travel Distances



Locations

- Ashton-in-Makerfield - 7 minutes
- Wigan - 12 minutes
- Newton-le-Willows - 14 minutes



Nearest Station

- Bryn - 1 mile
- Garswood - 1 mile
- Peberton - 3.6 miles



Nearest Airport

- Manchester Airport - 26 miles
- Liverpool Airport - 27 miles



Viewings



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Particulars dated February 2024. Photographs dated August 2023.