

Wm Morrison Supermarket

Makerfield Way, Ince-in-Makerfield, Wigan WN2 2PP

Freehold property offered for sale with vacant possession or to let.
Significant redevelopment potential for retail, residential or other uses.



Key Facts

- Existing self-contained purpose built food store of 77,539 sq ft gross internal area
- Includes petrol filling station and surface parking for circa 744 vehicles
- Large flat site of circa 11.89 acres
- Site offers excellent potential for redevelopment for retail, residential or business space uses
- Predominantly freehold property offered for sale with vacant possession
- Offers will also be considered for occupational leases



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Description

The property comprises a large purpose built food store arranged over ground and first floor levels. It is set within a self-contained site of approximately 11.89 acres and also has a petrol filling station, dedicated service yard and surface level parking for circa 744 cars. The site has a dedicated access point from Makerfield Way.



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Kirkless Industrial Estate

Optimum Sport

Profile Patterns

AFB Logistics

F.C.C. Environment

Best Storage

Wigan Council MOT Test Center

SUBJECT PROPERTY

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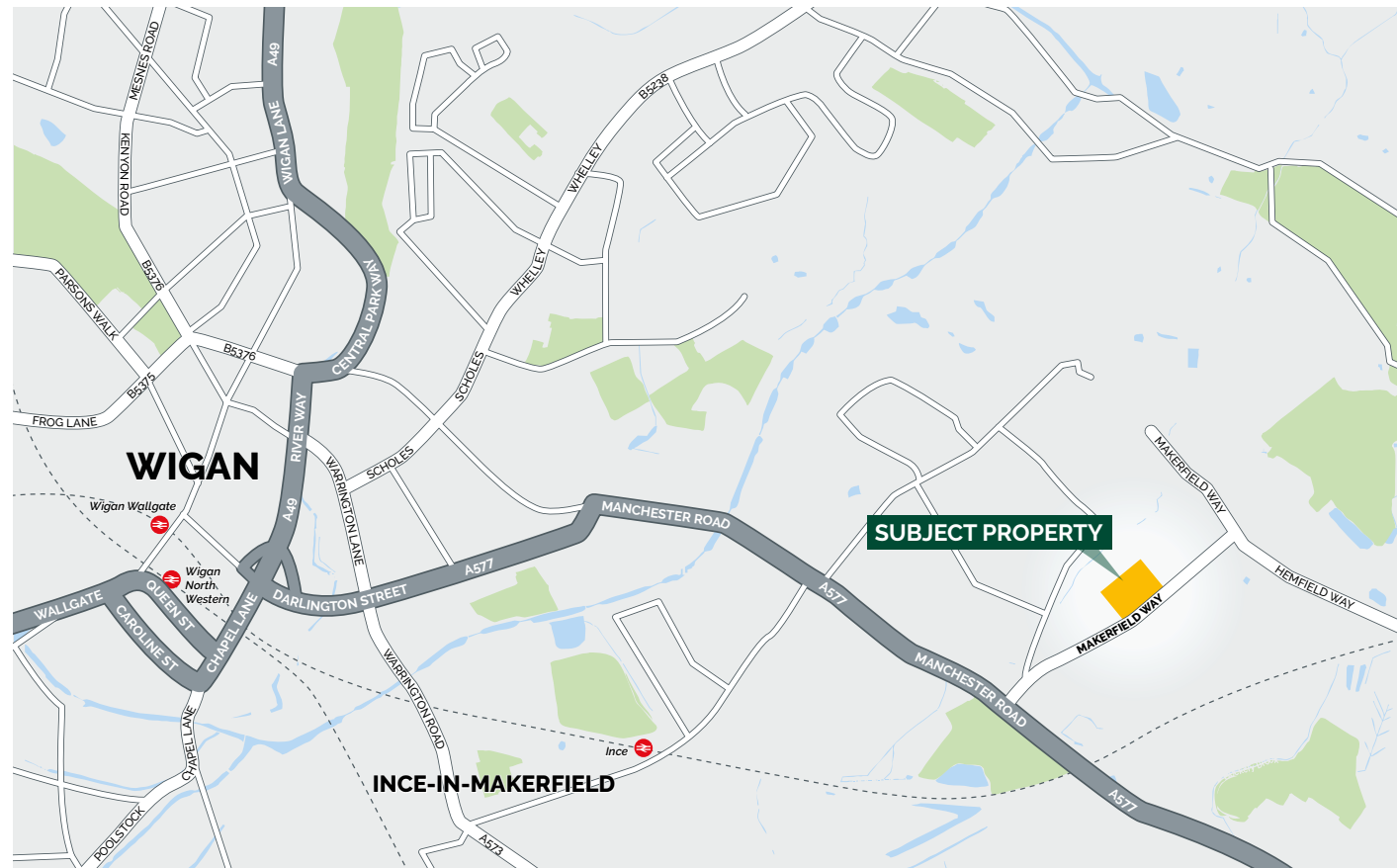


Location

The property is located approximately 1.6 miles to the east of Wigan and 1.2 miles to the east of Ince-in-Makerfield.

It fronts Makerfield Way and is 500 metres from the A577 Manchester Road that links direct to Wigan town centre.

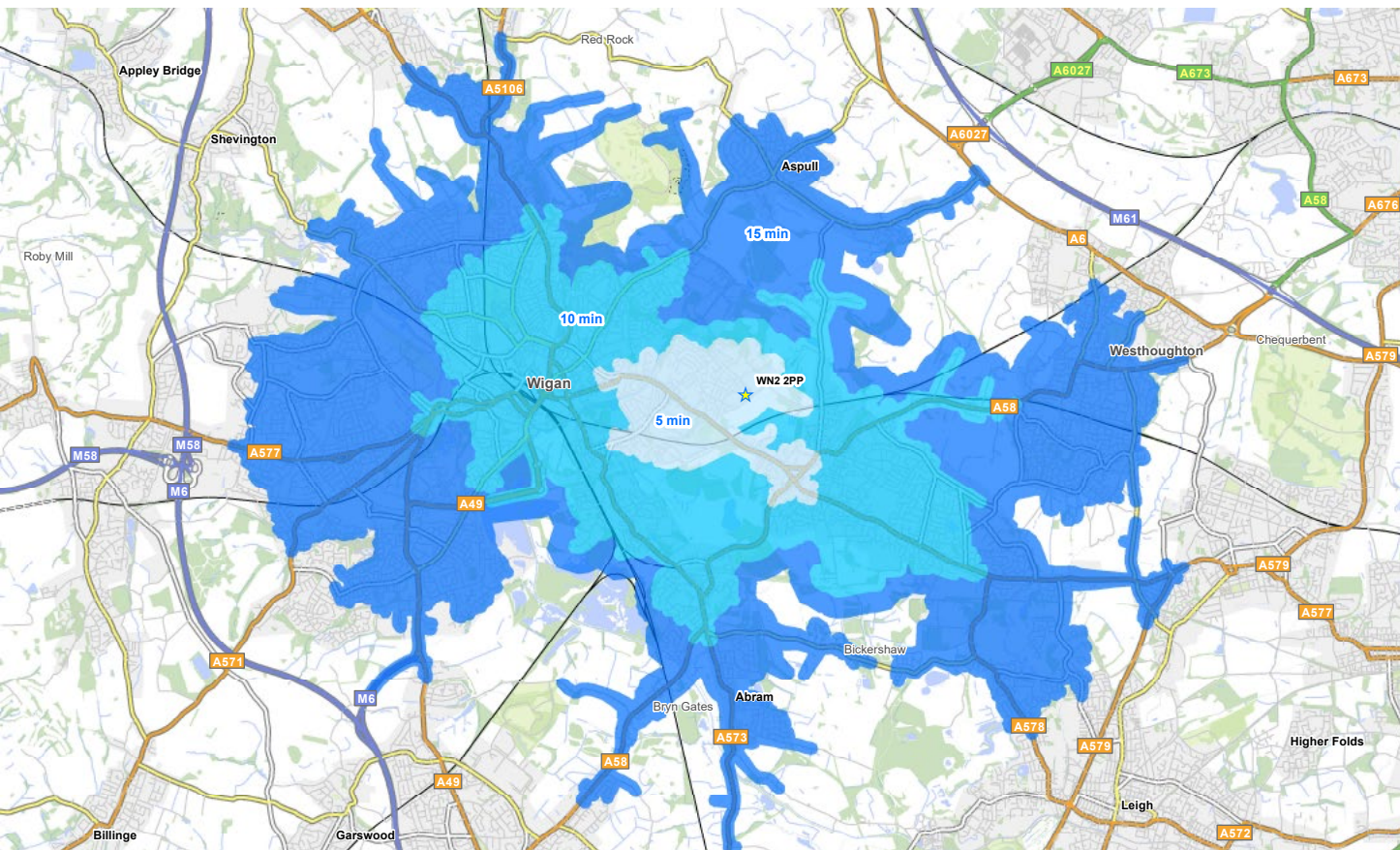
The property has established residential areas to the north and west, with an industrial area to the east and open farm land to the south on the opposite side of Makerfield Way.



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Catchment and Demographics



Wigan is one of the largest metropolitan districts in England with the town centre being its administrative hub. The town is located approximately 17 miles north west of Manchester. Ince-in-Makerfield is one of the growing satellite towns of Wigan located a short distance to the east.

The catchment population within a 15 minute drive time of the subject site is estimated at 163,879 people. Employment levels are above national averages with manufacturing industries showing at nearly 50% above base levels.

Drivetime Population WN2 2PP - WIGAN



5 minute drivetime
10,814



10 minute drivetime
67,569



15 minute drivetime
163,879

(Source – Experian Census Report)



Floor and Site Areas

Based on information provided by Morrisons, we understand that the food store building has the following approximate gross internal floor areas:-

Ground Floor	67,376 sq ft	6,259 sq m
First Floor	10,163 sq ft	944 sq m
Total GIA	77,539 sq ft	7,203 sq m

The overall site being offered for sale is estimated to have an area of approximately 11.8g acres (4.81 hectares).





Tenure

The property being offered for sale is predominantly held freehold.

A very small area to the northern side of Ince Brook forming part of the link to Petticoat Lane is held long leasehold for a term of 999 years from 1 January 1973 at an annual rent of £15 per annum.

The mines and minerals of title number GM656784 are reserved to British Coal and further details are available in the title report in the dataroom.

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Planning Background

The site is not currently allocated for development within the Council's development plan or the Greater Manchester Spatial Framework. However, Policy SP1 of the plan identifies Ince-in-Makerfield as one of the towns to which development should be primarily directed.

Policy CP6 encourages the development of housing on brownfield land. The subject site is also in a sustainable location close to services, amenities and public transport stops, and has existing housing to the north and west.

Overall, this site is expected to have good potential in planning terms for redevelopment for retail, residential and employment uses.



Rating

Based on information obtained from the Valuation Office, we understand that the current food store and petrol filling station have a combined Rateable Value in the 2017 List of £1,490,000.

Interested parties should make their own enquiries to confirm the current Rateable Value and any other associated rating issues.

The Opportunity

The freehold/long leasehold interest in the subject property is offered for sale either on an unconditional basis or by way of a subject to a planning contract for alternative use.

Alternatively, offers will be considered on an occupational leasehold basis for either the whole or parts of the premises.

Viewing and Dataroom

A comprehensive data room of legal and other information relating to the property including floor plans is available to interested parties.

For access to the dataroom or to arrange to view the property, please contact Alex Moorhouse of Colliers International at:

alex.moorhouse@colliers.com

Tel: 0113 200 1875



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VAT

VAT will apply in respect of the sale of this property.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

Energy Performance Certificate

An Energy Performance Certificate for the property is available in the data room.

Contact

For further information and to discuss this property, please contact sole agents Colliers International:-

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