

21 Bridgeman Terrace, Wigan
WN1 1TD

Office premises
197.50 SQM (2,126 SQFT)

to let /
may sell



£Rent/Price
on application

- Three storey, mid terrace, pavement fronting office premises.
- Popular leafy location opposite Mesnes Park
- Space for car parking to the rear
- Suitable for a variety of uses subject to necessary planning consents

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

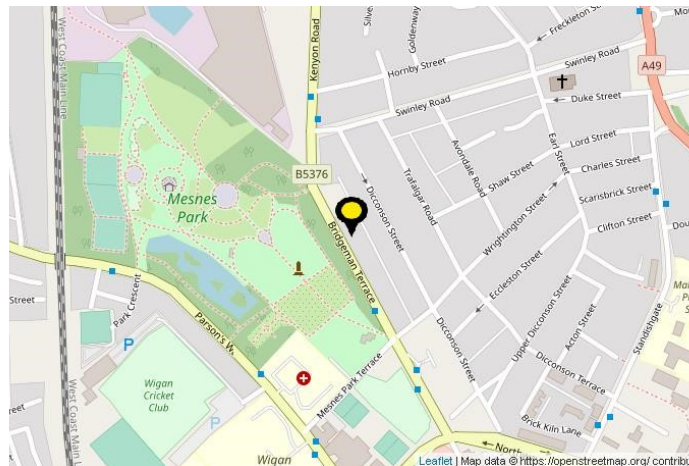
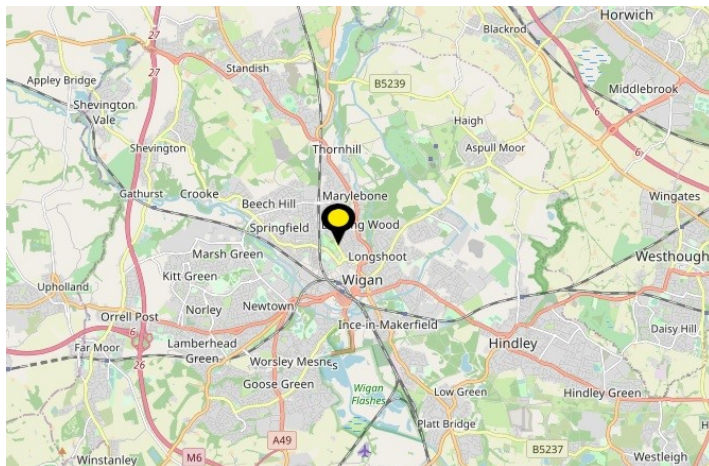
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Location

The property is located on the fringe of Wigan town centre in a mixed but mainly commercial setting and within a terrace of predominately professional occupiers to include solicitors, insurance brokers and estate agents as well as multi-let residential dwellings.

Description

The property comprises a traditional period building which is pavement fronting and provides a small yard area to the rear for a number of car parking spaces. The building would have originally been constructed for the purpose of a dwelling house but more recently has been adapted for commercial offices. The property sits within a terrace of similar nature properties which are put to a mix of uses including residential and commercial including the likes of offices, therapy and consultancy rooms. Accommodation is provided to ground, first and second floors plus useful space within a basement. The accommodation throughout is cellular in nature providing predominately rooms previously utilised for offices along with store rooms and WC and kitchen facilities. It benefits partially plastered and painted and partially papered walls and ceilings throughout along with gas central heating

Services

We understand all mains services are connected to the property to include mains water, drainage, electric and gas. Please note service connections or appliances have not been tested.

Accommodation

Measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	SQM	SQFT
Ground Floor	72.44	780
First Floor	55.84	601
Second Floor	39.02	420
Basement	30.20	325
TOTAL	197.50	2126

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value	Estimated Rates Payable
Offices & Premises	34,750	£19,918 p.a.

This assessment is for a larger entity being 19, 20 & 21 and will need to be reassessed in due course.

Price/Rental

Price and rental available on application.

Terms

The property is available to let on terms to be negotiated. Alternatively a sale of the property may be considered.

Planning

The property currently benefits planning for use as office accommodation however it is considered that subject to necessary consents the premises is suitable for a variety of alternative uses. Interested parties should direct enquiries regarding planning to Wigan Council Planning Department

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is not applicable on this transaction.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking/abortive cost deposit will be required prior to the release of any legal documentation.

EPC

The property has an EPC Rating of E-116. A copy can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Jan 2021 Ref: AG0564

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification/proof of address and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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