

15-23 Library Street  
Wigan  
WN1 1NN

# for sale

3 storey offices with residential conversion opportunity  
426.96 SQM (4,596 SQFT)



Offers in excess of  
**£250,000**

- Large former office accommodation, ideal for residential conversion.
- Benefits planning for 4 self-contained apartments over 2 floors
- Town centre location close to Grand Arcade Shopping Centre, bus terminus, train stations, Life Centre, Town Hall & Library
- Ground floor, self-contained, predominately open plan retail space

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)



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## Location

The subject premises are situated on Library Street, above the offices of Intro Recruitment. It is close to the Town Hall and Wigan Life Centre which provides library, health centre, pool and gym. Its' central position means it is easily accessible by public transport and is a short walk to the national Wigan North Western, regional Wallgate train stations and the local bus terminus. There are number of pay and display car parks also in the immediate vicinity. Wigan benefits excellent connectivity with access to the M6, M58 and M61 motorways to connect to the nearby cities of Manchester, Preston and Liverpool.

## Description

This building is of a traditional brick construction beneath a double pitched tile slate roof. Built in the early 1900s it has a painted rendered front elevation with UPVC double glazed windows throughout, cast iron rainwater goods with parapet gutter. The ground floor self-contained retail space currently operates under A2 consent being a recruitment consultants although the property will be made available with vacant possession. The upper floor offices extend to 1st & 2nd floors via a single staircase accessed directly from the ground floor entrance on Library Street. Internally they have suspended timber floors, predominately carpeted floor coverings, painted plastered walls and gas central heating beneath a suspended tiled ceiling with a mixture of fluorescent strip and recessed Cat 2 lighting.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

## Accommodation

The property has been measured on a gross internal area basis as being approximately 426.96 sqm (4,596 sqft) over 3 floors .

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should contact the Local Authority for confirmation

	Rateable Value	Estimated Rates Payable
GF Offices & Premises	£21,000	£10,752 p.a.
FF Offices & Premises	£9,800	£4,831.40 p.a.

## Planning

Details of the planning consent is available by the Wigan Council planning applications website (ref A/18/85400/CU) along with all associated documentation.

## EPC

The property has an Energy Performance Certificate, and has a rating of E-122. The Certificate and Recommendation Report can be made available on request.

## Tenure

The property is available to purchase with vacant possession on a freehold basis.

## Price

Offers in excess of £250,000

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable on this transaction however your legal adviser should verify.

## Legal costs

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

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Feb 2019 (updated April 2021)  
Ref: AG0424

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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 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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