



# Old Post Office

## Freehold

Offers in the Region of **£495,000**

Old Post Office, Wallgate, Wigan, Lancashire, WN1 1AD

### AT A GLANCE

- Town Centre Site
- Fantastic Development Opportunity
- Refurbished Offices to Upper Floors
- Former Post Office and Sorting Office
- PP to Convert to Public House
- Total Floor Area of 8,752 Sq Ft

### Viewing And Further Information

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## PROPERTY

The Property comprises a three storey, end of terrace Grade II listed building. The ground floor being the former post office counter with sorting office to the rear has full planning for change of use to a public house with storage rooms to the rear. The upper floors currently provide office accommodation and further storage that have been refurbished to a high standard. There is a basement area which provides further storage areas. The upper floors would also suit redevelopment to residential subject to planning permission. The ground floor is in need of full refurbishment but offers 5,700 sq ft of development space.

## PLANNING

The Property lies in the Wigan Town Council. The Property is Grade II listed and in a conservation area.

## UTILITIES

All mains services are connected.

## MEASUREMENTS

Total floor area extends to 8,752 Sq Ft (813 Sq M) on a total plot size of 0.138 acres. Measurements taken from a digital mapping platform.

## FIXTURES & FITTINGS

There are no fixtures and fittings on site, all office furniture will be removed.

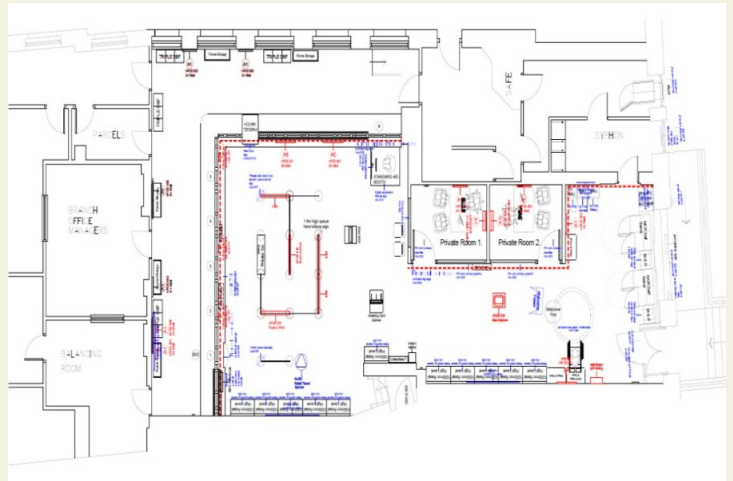


## RATES & CHARGES

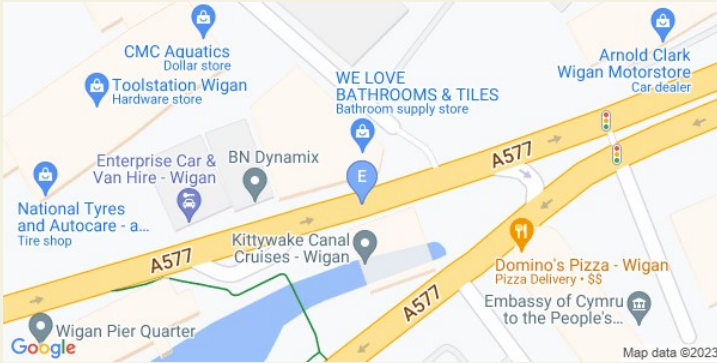
The rateable value has been set at £32,250.

## TENURE

Freehold interest in the main Property with long leasehold tenure to the rear of the building. The lease terms are 999 year lease from 1st May 1883 with 853 years unexpired.



Floor	Area (m2)	Area (sq ft)
Basement	90.9	978
Ground Floor	497.6	5,356
First Floor	150.8	1,623
Second Floor	73.8	794
<b>Total Floor Area</b>	<b>813.1</b>	<b>8,752</b>

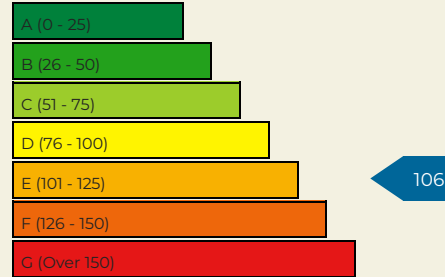


### LOCATION

The property is located in the centre of the town, Wigan is located between Liverpool and Manchester, just off the M6. The closest train station is Wigan Wallgate, 300 ft walk away and Wigan North Western, 0.1 mile walking distance. The Property is located on the prime retail pitch on Wallgate Road, surrounded by a mixture of local and national retailers, pubs and restaurants and the Grand Arcade shopping centre.



### EPC



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