

13 Bridgeman Terrace, Wigan  
WN1 1SX

for sale

Commercial premises  
circa 219.80 SQM (2,366 SQFT)



£Price on  
application

- Traditional property on fringe of Wigan town centre
- Suitable for a variety of uses (subject to gaining of required planning consents where necessary)
- 2 - 3 parking spaces to rear

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

01942 741800

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



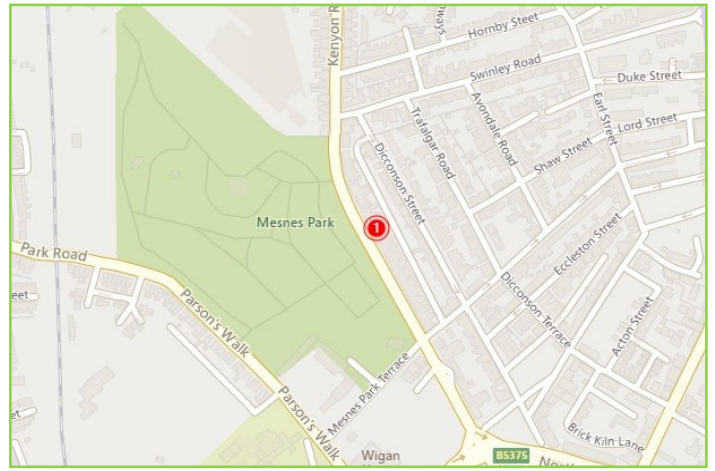
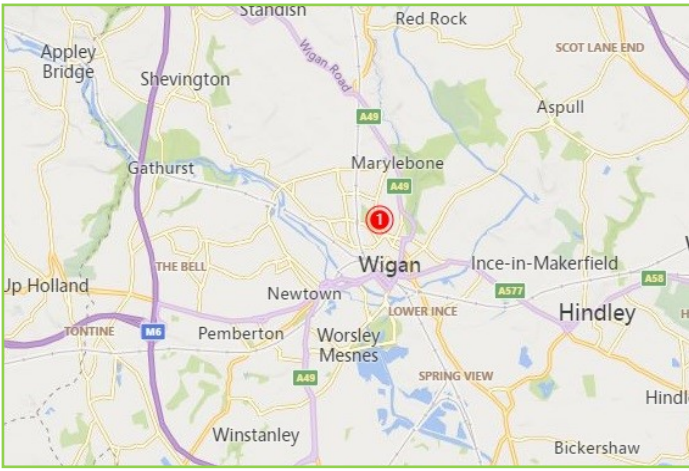
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## Location

Situated to the northern fringe of Wigan town centre in a recognised residential suburb but specifically where many commercial units are present benefitting the connectivity and passing traffic provided by Bridgeman Terrace leading onto Mesnes Road, which is one of the main thoroughfares to and from the town centre

## Description

The property is a traditional mid terraced, 3 storey plus basement, former town dwelling that in recent years has been utilised for the purpose of commercial offices. Many of the properties along Bridgeman Terrace are very similar in nature of accommodation subject to adaptations having been made over the years with extensions, outriggers and reconfiguration of accommodation. To the rear of the building is a small yard area which we estimate can accommodate car parking for 2 – 3 vehicles. The accommodation provided is compartmentalised as is traditional for this nature of property with 2 – 3 rooms to each main floor accessed from a stairwell and landing and with an outrigger to the rear providing additional accommodation including WC, kitchen and offices to ground and first floor and attic archive storage to the second floor.

## Services

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

## Price

On application.

## Accommodation

The property provides the following accommodation

	SQM	SQFT
Ground Floor	59.73	643
First Floor	63.55	684
Second Floor	37.16	400
Basement	59.36	639
TOTAL	219.80	2,366

## Rating

The property has the following entries in the 2023 Rating Assessments List. Alternative uses for the property may attract different assessments and interested parties should clarify these with the local authority

	Rateable Value	Estimated Rates Payable
Office & Premises	£13,250	£6,784 p.a.

## Tenure

The property is available to purchase on a freehold basis.

## Planning

The property is considered suitable for alternative uses to that of its present use as offices. Interested parties should contact Wigan Council Planning Department with regards to their proposed planning use for the premises.

## VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be charged at the prevailing rate.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction

## EPC

An Energy Performance Certificate will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

July 2024 Ref: AG0773

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### Money Laundering

In order to discharge our legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

### Subject to contract

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