



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



27, Mesnes Street, Wigan, WN1 1QP
Annual Rental Of £13,000

- Retail shop premises
- Sales area - 427 sq ft
- Town centre location
- Upper floors - 1240 sq ft



27, Mesnes Street, Wigan, WN1 1QP

This property is located on Mesnes Street in Wigan town centre and provides a sales area of approximately 427 square feet with generous upper floor accommodation of approximately 1240 square feet, ideal for offices or storage.

Accommodation

Ground floor retail - 427 sq ft (39.97 sqm)
Kitchen - 122 sq ft (11.36 sqm)

First floor

Room one - 108 sq ft (10.09 sqm)
Room two - 189 sq ft (17.56 sqm)
Room three - 332 sq ft (30.86 sqm)
W.C. - 78 sq ft (7.27 sqm)

Second floor

Room one - 109 sq ft (10.21 sqm)
Room two - 196 sq ft (18.24 sqm)
Room three - 153 sq ft (14.29 sqm)
Room four - 153 sq ft (14.22 sqm)

Lease

The premises are available on full repairing and insuring terms for a number of years to be agreed.

Rent

£13,000 per annum (plus VAT).

Rates

The rateable value under the current list (2017) is £12,500. Please contact Wigan Council to confirm the rates payable.

Service Charge and Insurance

An annual Service Charge and apportioned buildings insurance premium are charged and are subject to VAT.

Costs

Each party to be responsible for their own legal costs. A Standard Lease can be prepared by the landlord for a fixed fee of £200 plus VAT.

VAT

prices quoted in respect of outgoings, rent, service charge and insurance are exclusive of VAT but VAT is payable.

Viewing

Viewings strictly by appointment only. Please contact the office on 01942 241797 or email enquiries@healysimpson.co.uk

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Prospective tenants should seek professional verification on points of importance or concern.

Energy performance certificate (EPC)

27 Mesnes Street
WIGAN
WN1 1QP

Energy rating

D

Valid until 30 March 2026

Certificate number

9896-3077-0764-0300-6891

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

175 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.