



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



22, Mesnes Street, Wigan, WN1 1QP
Monthly Rental Of £600

- Town centre location
- Suitable for a variety of uses



22, Mesnes Street, Wigan, WN1 1QP

We are pleased to offer to the market this small retail lock up shop premises in Wigan town centre. The premises are available to let on full repairing and insuring terms for a lease length to be agreed.

Floor area

The unit has a retail sales area of approximately 114 square feet. A W.C. facility is available to the side of No 16 Mesnes Street with shared use with adjoining properties.

Rating

The Rateable Value is £3,950 with effect from 1st April 2023. Information on rates payable should be verified with Wigan Council.

Viewing

Viewings by appointment only. Please contact our office on 01942 241797 or by 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. Interested parties should seek professional verification on points of importance or concern.

Energy performance certificate (EPC)

22 Mesnes Street
WIGAN
WN1 1QP

Energy rating

E

Valid until:

5 June 2034

Certificate number:

7483-9235-9841-9326-6965

Property type	Retail/Financial and Professional Services
Total floor area	10 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. The ratings and their corresponding score ranges are: A+ (Under 0), A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A vertical line labeled 'Net zero CO2' is positioned at the end of the A+ bar. An orange arrow points to the E rating bar, with the number '103' and the letter 'E' next to it, indicating the property's specific rating and score.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	46 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/7483-9235-9841-9326-6965?print=true>

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