Fazakerley Sharpe

Property, rooted in our heritage.
Established 1931







£200,000

27 Bridgeman Terrace, Wigan, WN1 1TD

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Situated in the heart of Wigan, 27 Bridgeman Terrace presents an exceptional opportunity for those seeking a commercial property with significant potential. This impressive building, spanning 2,450 square feet across three storeys and a basement, is in excellent condition and is ideally situated opposite the picturesque Mesnes Park, just a stone's throw from Wigan town centre.

The property boasts a versatile layout, making it suitable for a variety of business ventures. Its prime location ensures high visibility and foot traffic, which are essential for any thriving enterprise. Additionally, the property offers off-road parking to the rear, providing convenience for both staff and customers alike.

With the potential for redevelopment, subject to planning permission, this property is a blank canvas for innovative minds looking to make their mark in the area. The long leasehold of 999 years adds to the appeal, offering stability and security for future endeavours. Furthermore, the property holds an Energy Performance Certificate (EPC) rating of C, indicating a reasonable level of energy efficiency.

External view of property

Reception room

Hallway

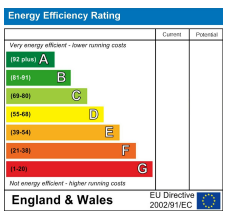
Bathroom

Kitchenette

Office space

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

The Old Bridge Club 38 Bridgeman Terrace, Wigan, Greater Manchester, WN1 1TT
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