

38 Bridgeman Terrace, Wigan
WN1 1TT

Commercial premises
circa 201.54 SQM (2,168 SQFT)

for sale



£Price
on application

- Double fronted, two storey , traditional property on fringe of Wigan town centre
- Currently a private members Bridge club
- Opposite gated entrance to Mesnes Park
- For sale on a long leasehold basis
- Suitable for a variety of uses (subject to gaining of required planning consents where necessary)

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

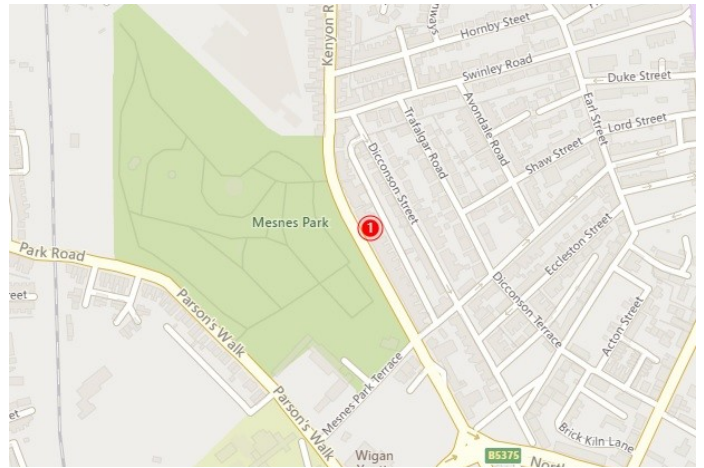
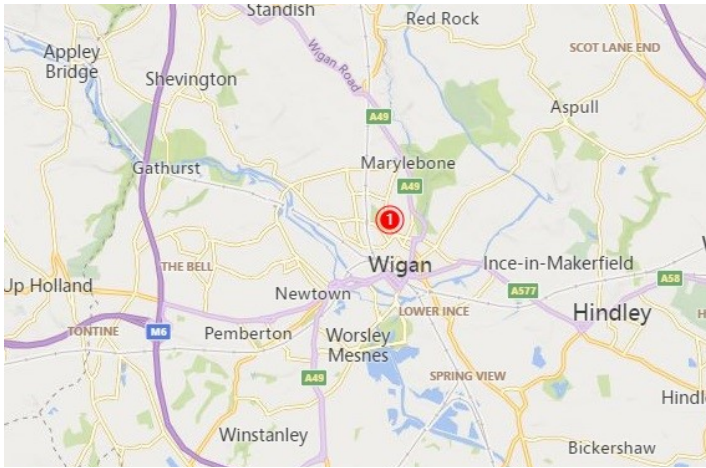
01942 741800

www.parkinsonre.com



RICS®

the mark of
property
professionalism
worldwide



Location

The property is located on the fringe of Wigan town centre directly facing the gated entrance to Mesnes Park and positioned in a mixed residential and commercial setting with many commercial properties having been converted into residential flats. Within the terrace are a number of professional occupiers to include solicitors, insurance brokers and estate agents.

Description

The property comprises a double fronted, 2 storey building attached to an adjacent property to the north elevation but detached to the south elevation. The property offers a rather grand appearance with uniform feature bay windows to either side of the entrance door to the front elevation with architectural detailing above the bays and across the front elevation. To the rear is a 2 storey outrigger. Internally an entrance porch leads to a central hallway containing a grand traditional staircase leading to the upper floor. Either side of the hallway are rooms and further rooms to the rear of the property within the outrigger. At 1st floor the accommodation is similar to that of the ground floor with some adaptations having been made to create larger spaces from smaller rooms. The property benefits kitchen and WC facilities on both the ground and 1st floor. A staircase leads from the 1st floor up onto the roof which provides access for maintenance purposes and offers panoramic views over Mesnes Park and beyond.

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/Rental

Price on application.

Accommodation

The property provides the following accommodation

	SQM	SQFT
GF Room 1	21.79	234
GF Room 2 & 3	35.86	386
GF Bar	18.42	198
GF Kitchen	4.77	51
Rear of Kitchen	9.95	107
FF Room 1	43.46	468
FF Room 2	14.55	157
FF Kitchen	11.15	120
FF Storeroom	7.30	78
Basement	34.32	369

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
Clubhouse & Premises	£3,750	£1,920

Terms

The property is available for sale on a long leasehold basis.

Tenure

We understand the property is held by way of a long leasehold under title number MAN166633.

Planning

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

VAT

We are informed that the property is not VAT elected and therefore VAT is not applicable on this transaction.

Legal costs

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

EPC

The property has an Energy Performance Rating of D-94.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Nov 2023 Ref: AG0722

PARKINSON
REAL ESTATE ●●●●



RICS

the mark of
property
professionalism
worldwide

Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/ lessors of this property, for whom the act, give notice that:

these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.