

To
Let



Mesnes House

Mesnes Street, Wigan WN1 1QJ

Office retail premises

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- Prominently located purpose built commercial office facility
- Considered suitable for various uses subject to necessary consents
- Fully modernised and refurbished to meet current standards and compliance
- Approximately 10 on site car parking spaces



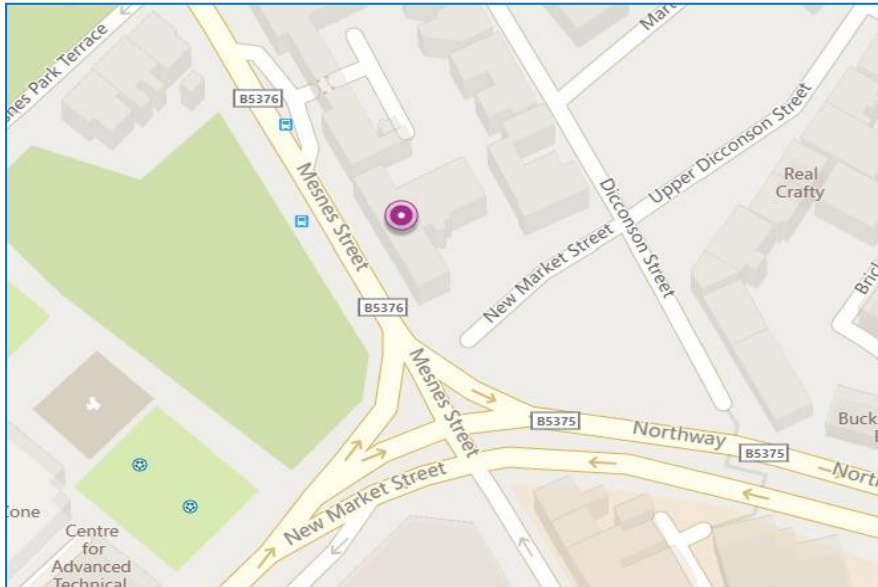
Location

The property is situated in an extremely prominent corner position to Mesnes Street/New Market Street to the northern fringe of Wigan town centre and within close proximity of services and amenities the town offers.



Description

The subject is an attractive modern office building constructed over 3 floors including an adjoining single storey section providing open plan and private office accommodation. The property benefits double glazing, carpeting throughout and lift access to all floors. The accommodation is provided to a good specification benefiting suspended ceiling incorporating automated LED lighting, wall mounted permitter trunking, carpeted floors to most of the open plan accommodation and good standard of décor and fixtures and fittings to welfare and communal areas. The accommodation benefits a central heating system feeding wall mounted low level radiators along with ceiling mounted air conditioning system. A basement provides substantial storage and plant rooms.





Services

We understand mains services are connected to the property to include mains water, drainage, gas and 3 phase electric. Please note that neither service connections nor any appliances will or have been tested



Terms

The property are available to let by way of a new full repairing and insuring lease on terms to be negotiated.



Rental

On application



Planning

The property benefits from planning consent for use as offices under Use Class E of the Use Classes Order 1987 (as amended). Interested parties are advised to make their own enquires with the Local Authority to ensure that the premises benefit suitable consents for their proposed occupation.



Accommodation

From previous information made available to us we understand the premises provides the following accommodation.

	SQM	SQFT
Ground Floor	451.00	4,860
First Floor	301.00	3,240
Second Floor	301.00	3,240
Basement	220.00	2,368
TOTAL	1,273.00	13,708

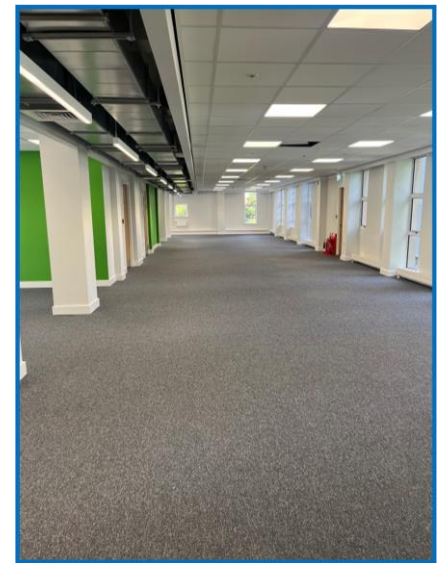
Note: these are draft particulars and a measured survey has not been completed so the above measurements should not be relied upon and particulars will be updated in due course following a full measured survey.



Business Rates

The property has the following entry in the 2023 Rating List.

	RATEABLE VALUE	ESTIMATED RATES PAYABLE
Office & Premises	£123,000	£61,377 p.a.





Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required direct to the Landlords solicitors prior to the issue of any legal documentation.



VAT

All figures quoted are exclusive of VAT. We understand from the Landlords that VAT will be payable on the transaction.



EPCs

An Energy Performance Certificate will be made available in due course



Further Information

Further information can be obtained from the **WIGAN** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or 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 they 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. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment 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.

Subject to contract.

Ref: AG0769 July 2024

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**ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS**

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