



25, 27 & 29 Library Street

Wigan WN1 1NN

Part let investment

£Price on application

- Prominent main road fronted part let investment property
- Close to Wigan Life Centre and all local amenities
- Short walk to both national and regional train stations
- One ground floor unit let with a further ground floor retail and upper floor offices currently vacant

For Sale

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



25 Library Street



25 Library Street



Upper Floors, 27 Library Street



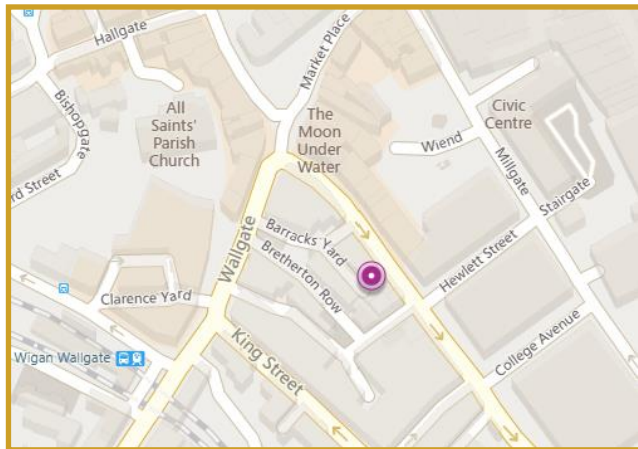
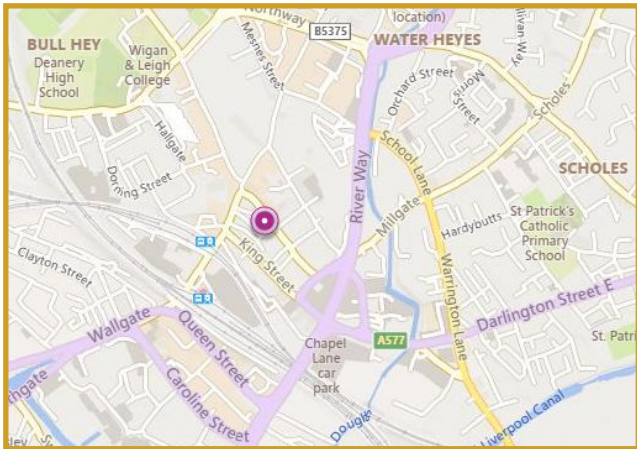
Upper Floors, 27 Library Street



29 Library Street



25 Library Street



Location

The subject property is situated fronting Library Street close to the Town Hall, Wigan Life Centre and all local amenities. The premises benefits good levels of passing traffic and footfall due to its central location and is a short walk from both national and regional train stations. Library Street is home to a number of professional occupiers including estate agents, solicitors, hairdressers and other service providers. Pay & display on street car parking is available nearby.

Description

The subject comprises a ground floor retail unit which is currently let to an estate agent together with a currently vacant ground floor retail unit (along with basement) together with separately accessed upper floor offices over 1st and 2nd floors. The ground floor retail and upper floor offers are currently being marketed to let either as a whole or on an individual basis.

No. 29 is currently let at a rental of £9,250 on a 5 year term from March 2023

Services

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

Accommodation

Accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
No. 25 - GF Retail	43.32	466
No. 25 - Basement	35.44	381
No. 27 – FF Offices	73.40	790
No. 27 – SF Offices	22.00	237
No. 29 – GF Office	41.80	449
No. 29 - Basement	20.25	218

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

25 Library Street	Rateable Value	Estimated Rates
Shop & Premises	£8,900	£4,441.10 p.a.
27 Library Street	Rateable Value	Estimated Rates
Offices & Premises	£7,100	£3,542.90 p.a.
29 Library Street	Rateable Value	Estimated Rates
Shop & Premises	£7,700	£3,842.30 p.a.

Terms

The premises are available for sale on a freehold basis under title number GM70085

Price

On application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

EPC

Copies of Energy Performance Certificates can be made available.

Legal Costs

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

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0829 May 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



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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 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. 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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.