



12 Wallgate

Wigan WN1 1JE

Mixed Use Fully Let Investment

Offers over **£300,000**

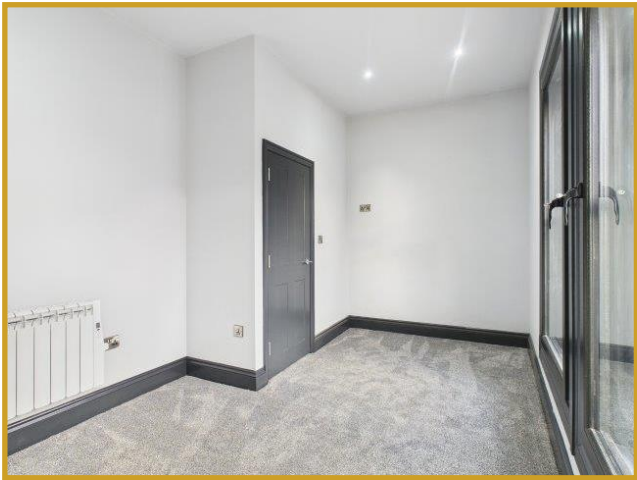
- Self-contained ground floor retail unit with self-contained duplex apartment to upper floor
- Combined income of £27,000 per annum
- Fully refurbished building
- Excellent residential accommodation benefiting superfast broadband, videocam access and sprinkler system

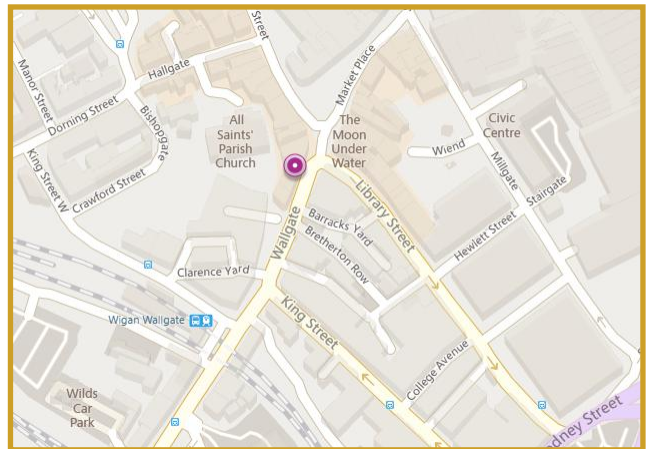
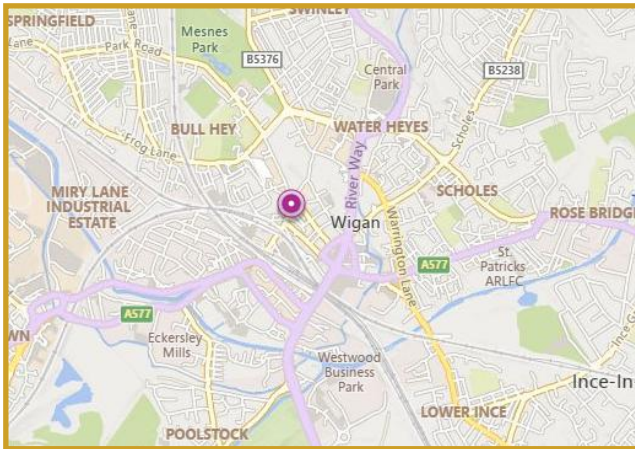
For Sale

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com





Location

The subject property is located fronting Wallgate in the heart of Wigan town centre. The property's position benefits high levels of passing footfall being close to both the national and regional train stations and only a short walk from the town bus terminal.

Description

The property comprises a listed mid terraced mixed commercial/residential use building with accommodation over 4 floors. The entire building has been fully redeveloped and refurbished. The ground floor and basement are occupied as a retail shop and is well presented with full height retail frontage. The upper floors have been fully refurbished to provide for a duplex apartment with self-contained ground floor entrance. The apartment is well presented with modern quality fixtures and fittings with many original features retained with modern innovations including superfast broadband, E Mist fire protection system and camera entry system.

Services

Each of the lettable spaces are independently serviced benefiting their own meters and including mains water, drainage and electric.

Accommodation

The ground floor open plan retail space extend to 32.80 sqm (353 sqft) plus basement of 25.53 sqm (275 sqft) within which are WC and welfare facilities. The upper floor duplex apartment extends to provide the following accommodation: entrance stairwell and landing, living room and kitchen with further stairwell to 2nd floor landing leading to bedroom 1 & 2 and bathroom. The apartment measures approximately 80.80 sqm (870 sqft) on a GIA basis.

Tenure

We understand the property is available to purchase on a freehold basis.

Tenancies

The ground floor is occupied by way of a lease for a term of 5 years commencing on 19.12.22 at a rental of £15,000 per annum.

The upper floor duplex apartment is let by way of an assured shorthold tenancy a rental of £12,000 per annum.

Total rental income produced is £27,000 per annum.

Further tenancy information available upon request

Price

Offers in excess of £300,000.

VAT

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

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.

EPC

The property has an Energy Performance rating of D-82. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0837 July 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

[www: parkinsonre.com](http://www.parkinsonre.com)



PARKINSON
REAL ESTATE ● ● ● ●

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.