



**PARKINSON**  
REAL ESTATE ● ● ● ●

# Development Opportunity

Former Tyldesley Town Hall  
Elliott Street  
Tyldesley, M29 8EH



// Former town hall municipal building suitable for repurposing or redevelopment. Total accommodation 875.70 sqm (9,426 sqft)

## Key Considerations



Imposing substantial former town hall building



Accommodation across 3 floor plus basement



200 yard walk from guided bus route



Decorative and architectural features including stained glass windows



Situated at the heart of Tyldesley town centre



Spacious accommodation benefitting high ceilings



# Location

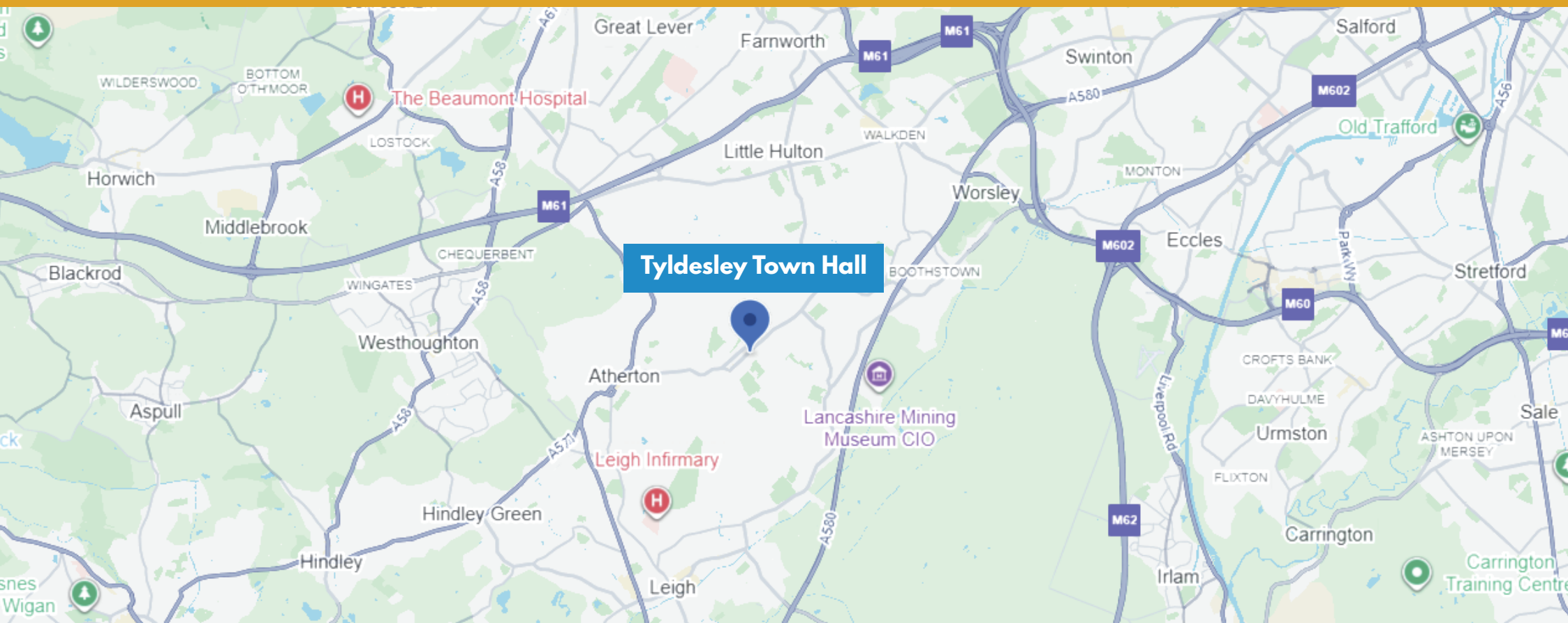
The subject is situated fronting onto Elliott Street at its junction with Well Street within the heart of Tyldesley town centre. Properties to Well Street are residential in nature but those surrounding the subject, with frontage to Elliott Street, are primarily

commercial in nature including retailers, pharmacies, food and beverage, leisure and service provision.

The subject property is positioned approximately 200 yards walk from the guided bus route and its town centre location means most amenities

are available within a short walk including convenience stores, medical, health and wellbeing, leisure and financial services etc.

Tyldesley is deemed as an attractive place to both live and work and is situated approximately 7 miles south east of Wigan town centre and approximately 8.9 miles north west of Manchester City Centre.



# Description

The building dates back to 1881 when it was originally the Tyldesley Liberal Club. In the early 1900s the Council purchased the building to serve as the town hall which it has functioned as until its recent closure.

The building is an imposing 3 storey regularly shaped and uniform property that is positioned on a corner plot. The building is constructed with red brick elevations beneath pitched slate covered roofs positioned behind a parapet.

Whilst imposing the building is also attractive with uniform appearance and benefiting features including ceiling heights of 3.9 metres, stained glass feature windows, grand entrance and centralised hallway leading to feature staircase and benefiting other decorative and architectural features throughout.

Further to the 3 floors of accommodation there is a basement which benefits full head height accommodation but due to the sloping nature of the site actually benefits some natural light and an external access point from the rear elevation.





# Accommodation

Plans provided identify that the property has the following accommodation. However, we do recommend interested parties quantify the size of the accommodation for themselves.

Ground Floor	218.87 sqm	2,356 sqft
First Floor	222.02 sqm	2,390 sqft
Second Floor	225.12 sqm	2,423 sqft
Basement	209.69 sqm	2,257 sqft
<b>Total</b>	<b>875.70 sqm</b>	<b>9,426 sqft</b>

Internally, the accommodation is compartmentalised providing numerous rooms on each floor varying in size and in nature. Plans showing the present layout can be provided on request.

In relation to site coverage the building provides almost 100% site coverage with a small area of enclosed yard space to the rear of the building which is accessed off Well Street.





# Additional Information

## Planning

The property is considered suitable for redevelopment, subject to gaining of necessary planning consents. It is recommended that interested parties make their own enquiries with Wigan Council Planning Department in relation to any proposals they have for the building.

## Title

We understand the property is held long leasehold (way of a remaining term of a 999 year lease which commenced February 1880) registered under title number MAN249243.

## VAT

It is understood that the property is elected for VAT and therefore VAT will be applied to any purchase price.


## Services

The property benefits mains electric, gas, water and drainage. The property is currently heated by way of a substantial modern commercial Potterton gas fired boiler feeding more traditional wall mounted radiators.

Please note that neither services nor service connections have been tested.

## Energy Performance Certificate

The property attracts an EPC rating of 40B

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
<hr/>			
101-125	E		100
126-150	F		
150+	G		

## Further Information

All further enquiries should be made via the sole selling agents, Parkinson Real Estate, in the first instance. Contact details available on the next page.



The logo for Parkinson Real Estate is centered within a white rectangular box with a thin blue border. The word "PARKINSON" is written in a large, bold, blue, sans-serif font. Below it, the words "REAL ESTATE" are written in a smaller, blue, sans-serif font, followed by four solid blue circles of equal size.

# PARKINSON

REAL ESTATE ● ● ● ●

**For more details and a viewing, please contact the sole selling agents**

**Parkinson Real Estate**

**Contact:** Dan Crawshaw

**Tel:** 01942 741800

**Email:** [daniel.crawshaw@parkinsonre.com](mailto:daniel.crawshaw@parkinsonre.com)

**Money Laundering Regulations** – in order to discharge 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.

**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.