

For Sale



13-15 Millgate

Wigan WN1 1YB

Bar/restaurant premises/redevelopment opportunity

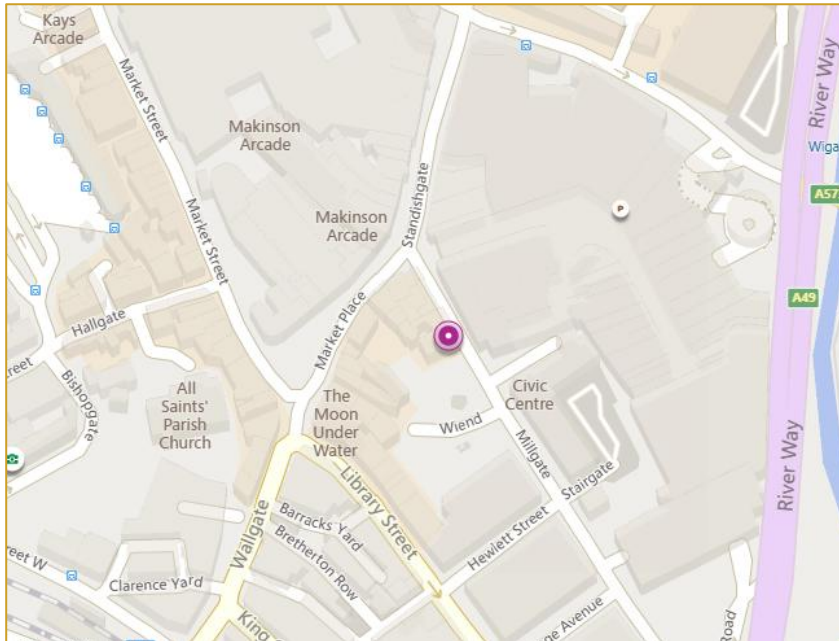
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Key Highlights

- **Former bar premises suitable for redevelopment**
- **Two pavement fronting units plus attached 2 storey barn**
- **Pre-planning application made for conversion to 2 units and 2 apartments**
- **Prime area of Wigan town centre where significant development is taking place**



Location

The subject fronts onto the pedestrian area of Millgate within the heart of Wigan town centre facing onto the new Civic development and having side elevation to open green space and gardens that sit amongst the conservation area and Wigan town hall buildings.

The property is 100 yard walk from the defined town centre with the entrance to the Grand Arcade and where the entrance will be to the new Fettle's development upon completion.



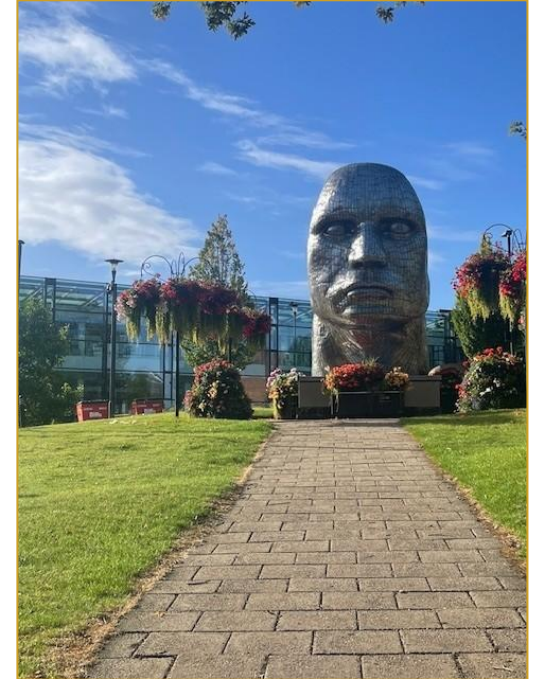
Description

The subject provides for an attractive looking pavement fronting property that was originally two self-contained buildings and most recently has been opened up and utilised as a single premises as a bar and restaurant. Attached to the pavement fronting element of the building, via link corridors at ground and first level is a two storey barn that sits within the conservation area but is not believed to be listed.

The property benefits 2 separate entrance doors from Millgate and also benefits a right to access and entrance within the side elevation of the property and also a rear access into the yard space from the historic Wiend.

Internally the accommodation is arranged over three floors and is presently configured to provide bar and restaurant space along with what was a kitchen area within the barn, storage, office and welfare facilities.







Accommodation

The property is measured on a gross internal area basis to provide a total of 219 sqm (2,358 sqft)



Rating

The property has an assessment for business rates however this assessment is no longer relevant as it reflected a larger premises than is currently offered for sale.

Interested parties should make their own enquiries to the Local Authority for details on rateable value and rates payable



Services

The property benefits connection to main services



Tenure

We are informed the property is held freehold under title number GM885490.



Planning

The property is considered suitable for redevelopment and the Vendor has, themselves, submitted a pre-application to repurpose the building to 2 ground floor commercial units along with 2 self-contained apartments to the upper floors.

Plans showing this potential repurposing can be obtained from the agents upon request however the property may suit a variety of other redevelopment schemes subject to gaining of necessary consents.





Price

On application



EPC

An Energy Performance Certificate will be made available in due course.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this matter.



Further Information

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

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.

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Subject to contract.

Ref: AG0854

Sept 2025

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