



Former Wigan Sea Cadets

Brookhouse Terrace, Wigan WN1 3EZ

Commercial Premises

443.08 sqm (4,769 sqft)

Price: **£on application**

- Prominent frontage onto Warrington Lane
- Suitable for a variety of uses subject to obtaining necessary consents
- Potential for alternative uses or redevelopment

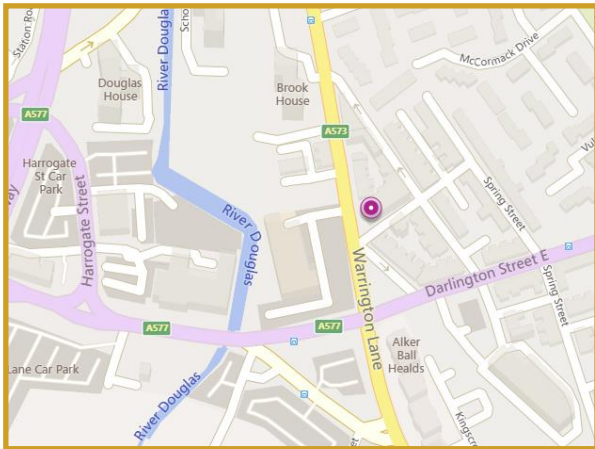
For Sale

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com





Location

The property is situated on Warrington Lane, close to its junction with Darlington Street East, on the fringe of Wigan town centre. The location benefits from good road connectivity, with the A573 providing convenient access to the wider motorway network, including the M6 to the west and the M61 to the east. The property occupies a mixed-use setting and is within comfortable walking distance of Wigan town centre, where a wide range of retail, leisure and public amenities are available. The area is also well served by public transport links, including nearby bus routes and railway stations, enhancing the overall accessibility of the property.

Description

The church occupies a rectangular site with pedestrian access available to all elevations of the building. The property is arranged to provide a principal church hall, accessed via a porch and reception area, together with a secondary hall located to the rear, offering additional flexible accommodation. The building is predominantly single storey to the front elevation, whilst the rear section is arranged over two storeys. The first floor provides a range of ancillary accommodation, including several meeting/office rooms and a kitchen facility. Overall, the property offers a versatile layout suitable for a variety of religious, community, educational, administrative, and training purposes.

Accommodation

The accommodation totals 443.08 sqm (4,769 sqft).

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.

Rateable Value

The property has numerous individual listings on the 2026 Rating Assessments List. Interested parties should make their own enquiries with the Local Authority regarding any rates liability

Tenure

We understand the property is held freehold under title number GM485814

Price

On application

VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Vendor that not VAT is applicable or payable on the transaction.

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 a valid Energy Performance Certificate with a rating of D-99 until June 2036.

Enquiries & Viewings

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

Subject to Contract

Ref: AG0898 June 2026

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

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.