



Mesnes House, Bridgeman Terrace / New Market Street, Wigan, WN1 1SP

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## Description

Mesnes House comprises a relatively modern office building which is currently utilised as offices and training facility and benefits from D1 Use Classification.

Internally, the building contains well presented office accommodation situated over three floors with additional basement storage. Features include suspended ceilings, recessed lighting, perimeter trunking, a passenger lift, a kitchenette area, double glazing and carpeting throughout.

To the rear of the property is private parking for circa 10 vehicles.

### Location

Situated in a prominent position within Wigan town centre, the property is located at the junction of Bridgeman terrace and New Market Street. Wigan is a medium sized town and is approximately 21 miles to the west of Manchester and 23 miles north-west of Liverpool.

The property benefits from good transport connections for both bus and rail, approx. 1m and 1.5m north-east of Wigan Wallgate and North Western railway stations respectively. Access to the motorway network is via J25 of the M6 and J5 of the M61, approx. 5m and 11m from the property. Surrounding occupiers comprise a number of national retailers including Primark, Next, Iceland and B&M Bargains.

## **Energy Performance Certificate (EPC)**

The property has an EPC rating of C (55).

A full copy is available upon request.



## Accommodation

Floor	Sq M	Sq Ft
Ground Floor Offices	540.00	5,812
First Floor Offices	296.00	3,186
Second Floor Offices	296.00	3,186
Basement Stores	-	-
Total	1,132.00	12,184

## **Business Rates**

The property is assessed within the 2017 Rating List as having a rateable value of  $\pounds$ 70,500.

## Lease Terms

The property is available to let on a new fully repairing and insuring (FRI equivalent) lease for a term of years to be agreed at a passing rent of  $\pounds100,000$ .

# Sale Price

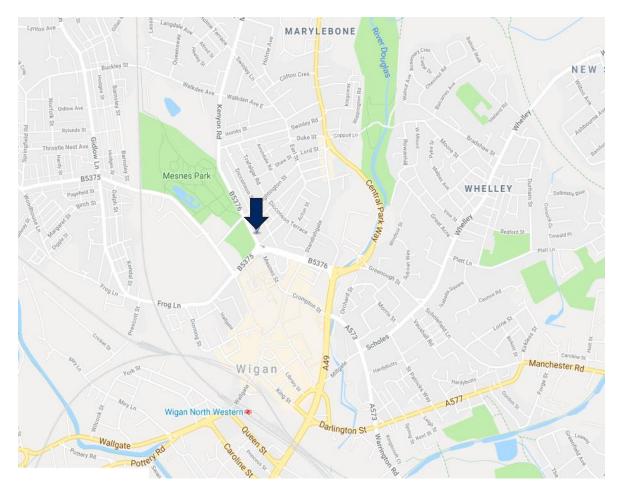
Offers are invited in the region of £850,000, subject to contract

# VAT

VAT may be applicable at the prevailing rate.

## **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessor (s) do not neeted and ne not warranted to be in working order. Finance Act 1989: Unless otherwise as to add all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or onguing all information for themselves and to take appropriate professional advice.

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