



Sanderson
Weatherall

To Let / For Sale
12,184 Sq Ft Office Accommodation



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 £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 £100,000.

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.



Strictly by prior appointment with the agents:

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