

Wigan Hall, New Market Street,
Wigan WN1 1HH

Ground floor offices within Grade II Listed building
280.66 SQM (3,021 SQFT) plus basement

to let



£Rent on application

- Impressive Grade II listed building providing modern offices
- Situated in Wigan town centre close to all local amenities
- Benefits on-site communal parking provision
- Located opposite bus terminus and within a short walk of both national & regional train stations

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10 Beecham Court, Wigan. WN3 6PR

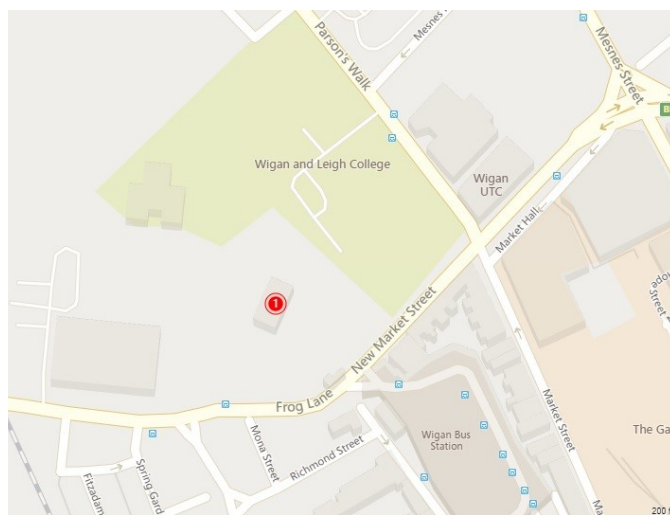
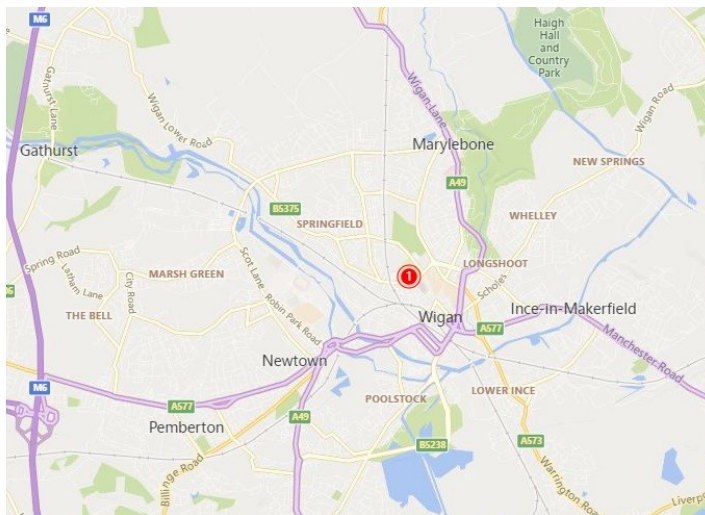
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Location

The subject property is located within a circa 2.5 acre site fronting New Market Street. It is positioned between the Deanery High School and Wigan & Leigh College and faces Wigan recently modernised bus station. It is easily accessible by car or public transport whilst being within walking distance of the town centre and all its amenities. Wigan is well located within the North West region sitting approximately equidistant between Liverpool, Manchester & Preston and benefits close proximity to the M6 motorway.

Description

The subject is a Grade II listed former dwelling over 2 stories (plus basement) that has been converted and reconfigured into good quality offices whilst maintaining its historic character. The hall is situated within landscaped grounds providing a pleasant environment along with communal parking, all of which is secured with gated access within a walled perimeter accessed off New Market Street. It is further secured via an intruder alarm system and CCTV. The property provides generally cellular accommodation very much akin to its original configuration as a dwelling house however, subsequent conversions have been made to provide for a more modern working environment. The property is well presented and benefits access to communal kitchen and WC facilities.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Heating and hot water is via a combi-boiler GCH with wall mounted radiators

Accommodation

The property provides the following accommodation.

	SQM	SQFT
GF Offices (incl. kitchen)	280.66	3,021
Basement	78.10	841

May be available to let as 1 or more offices or alternatively may demise the whole ground floor inclusive of all offices, kitchen, WCs and basement to a single occupier.

Rating

The property is presently rated as a whole and would either be re-assessed if the ground floor was demised separately or will be inclusive, within the quoting rental, if taken on a serviced basis.

Terms

The ground floor is available to let, either as a whole or in part. As a whole to be demised exclusively on an effective FRI basis or alternatively in part as 1 or more offices on a serviced office basis on terms to be agreed. A deposit will be requested.

Rental

Upon application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Jan 2022

Ref: AG0615

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

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 the act, give notice that:

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