



Higher Ince Club

Anderton Street, Ince, Wigan WN2
2BG

Commercial/Development Premises
781.60 SQM (8,413 SQFT)

£PRICE on application

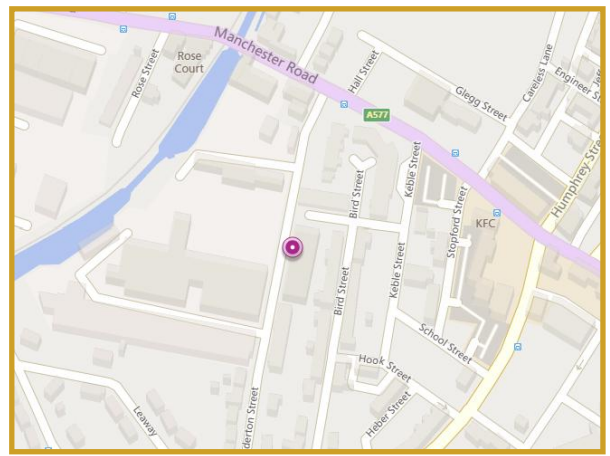
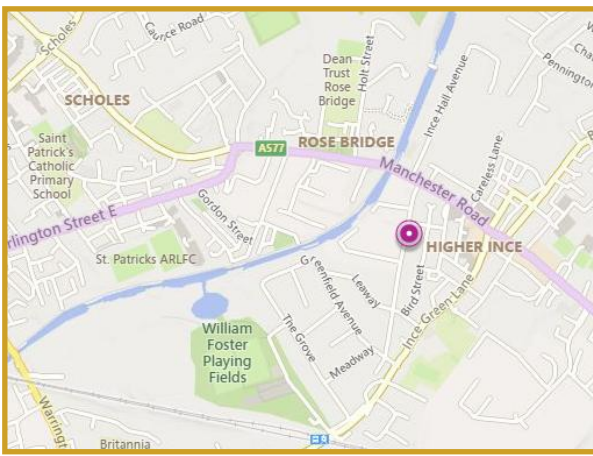
- Potential for alternative use or redevelopment
- Outline planning permission secured for residential development
- Well positioned location

For Sale

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e: info@parkinsonre.com

www: parkinsonre.com



Location

The property is situated to the east of Wigan Town Centre and benefits from a well-connected location, with access provided via the A577 Manchester Road. Anderton Street affords convenient links to the wider motorway network, including the M6 motorway to the west and the M61 motorway to the east.

The site is located within an established residential area and lies within comfortable walking distance of the town centre. Extending to a substantial plot, it presents potential for a variety of future uses, subject to the requisite planning consents. The surrounding area provides a broad range of local amenities, together with strong public transport connectivity, enhancing the overall accessibility of the property.

Description

This former sports and social club provide for a single storey building of brick elevations sat within a site that fronts Anderton Street.

The property is deemed suitable for ongoing social and community use purposes along with offering opportunity to be repurposed or redeveloped for a variety of uses subject to gaining of necessary planning consents with residential development or repurposing for alternative leisure or retail uses considered appropriate.

Accommodation

The building measures approximately 8,413 sqft (781.6 sqm)

The site area extends to 0.383 acres

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available. Tenants who qualify will benefit from small business rates relief, meaning no business rates payable

	Rateable Value	Estimated Rates Payable
Club & Premises	£25,250	£11,340 p.a.

Planning

Whilst the sites current use is as a bar, function room and social club the site is considered suitable for a variety of alternative uses or redevelopment interested parties should make enquiries directly with Wigan Borough Council Planning Department in respect of their specific interest in the site.

Title

We understand that the property is held freehold title number GM808195. Further title summary can be provided upon request.

Price

On application

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT. We understand from the Vendors that VAT is applicable and will be payable on the transaction at the prevailing rate.

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 until April 2026 with a rating of B-32.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0889 April 2026.

10 Becham Court,
Wigan, WN3 6PR

t: 01942 741800



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Subject to contract

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