



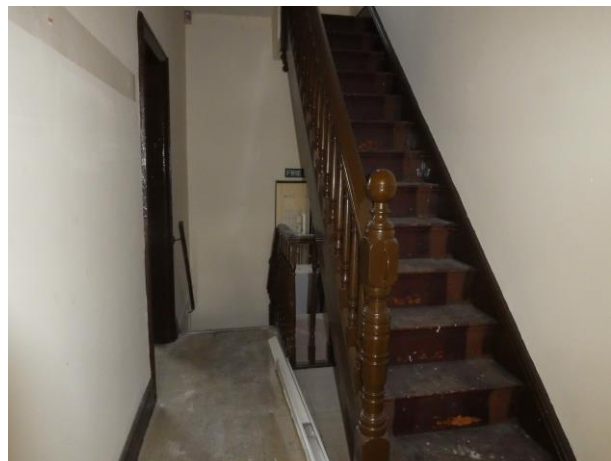
HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



13, Mesnes Street, Wigan, WN1 1QP Offers in the Region Of £60,000

- Town centre location
- Potential for conversion
- Approximately 969 sq ft (90sq m)
- First and second floors



13, Mesnes Street, Wigan, WN1 1QP

These first and second floor premises are offered for sale with vacant possession. The premises are accessed from the rear of the property via an external staircase and provide excellent potential for conversion to residential (subject to planning) or office use.

Accommodation

First floor

Landing

Room One 16' 9" x 11' 10" (5.10m x 3.60m)

Room Two 15' 3" x 10' 4" (4.65m x 3.16m)

Hall/W.C 6' 7" x 6' 7" (2.00m x 2.00m)

Second floor

Room One 15' 9" x 8' 10" (4.80m x 2.68m)

Room Two 12' 1" x 8' 2" (3.68m x 2.48m)

Room Three 11' 11" x 10' 8" (3.63m x 3.24m)

Rear

Services

There are no mains services currently connected to the property. Interested parties should make their own enquiries with service providers.

Tenure

The property is leasehold subject to a new 125 year lease with no ground rent.

Viewing

By appointment only. Please contact the office on 01942 241797 or by email enquiries@healysimpson.co.uk

VAT

The price shown is exclusive of but subject to VAT.

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



Energy performance certificate (EPC)

13 Mesnes Street
WIGAN
WN1 1QP

Energy rating

D

Valid until: **16 June 2032**

Certificate number: **0251-1201-3302-1387-2100**

Property type

Offices and Workshop Businesses

Total floor area

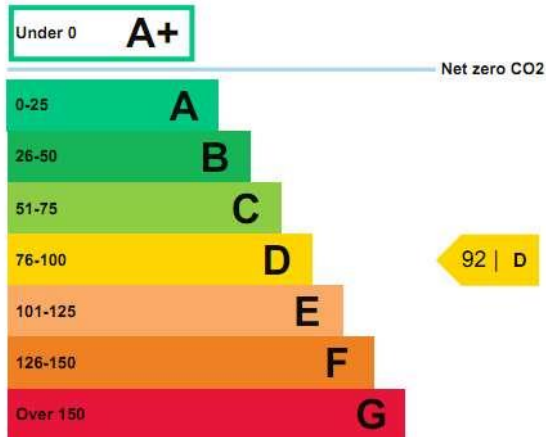
95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 | A

If typical of the existing stock

26 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).