

For Sale



Wigan

54-58 Market Street, WN1 1HX

Total Area: 7,054 sq ft (655.34 sq m)

Price on Application

Freehold with Vacant Possession

Location & Description:

- The property is located on the pedestrianised Market Street and opposite the entrance to the new Galleries redevelopment, which is a new retail, leisure and residential development in the heart of Wigan town centre.
- The property is well located by the central town bus station and close to the new Market Hall, Makinson Arcade and a short walk from Standishgate and Grand Arcade Shopping Centre.
- The property is comprised of 6 separate units, previously occupied by a mix of office and retail tenants, however the block is to be sold with vacant possession.
- The property will require a full redevelopment, but will be suitable for a wide range of uses – subject to planning.

Demise:

54 Market Street:-

Basement	323 sq ft (30.00 sq m)
Ground Floor	431 sq ft (40.00 sq m)
First Floor	495 sq ft (46.00 sq m)

56 Market Street:-

Basement	381 sq ft (35.38 sq m)
Ground Floor	1,020 sq ft (94.80 sq m)

56A Market Street:-

First Floor	830 sq ft (77.10 sq m)
Second Floor	1,562 sq ft (145.10 sq m)

58 Market Street:-

Basement	377 sq ft (35.00 sq m)
Ground Floor	549 sq ft (51.00 sq m)

58A Market Street:-

Basement	258 sq ft (24.00 sq m)
Ground Floor	301 sq ft (28.00 sq m)
First Floor	258 sq ft (24.00 sq m)

2 Queens Hall:-

Ground Floor	269 sq ft (25.00 sq m)
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TOTAL 7,054 sq ft (655.34 sq m)

Price:

Price upon application.

Tenure:

Freehold with vacant possession.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Rating Assessment (April 2023):

54 Market St - TBC

56 Market St - Rateable Value £8,400

56 A Market St - Rateable Value £2,325

58 Market St - Rateable Value £7,500

58 A Market St - Rateable Value £7,300

2 Queens Hall - Rateable Value £5,400

We would recommend interested parties contact the local authority for further information.

Date Prepared:

August 2024

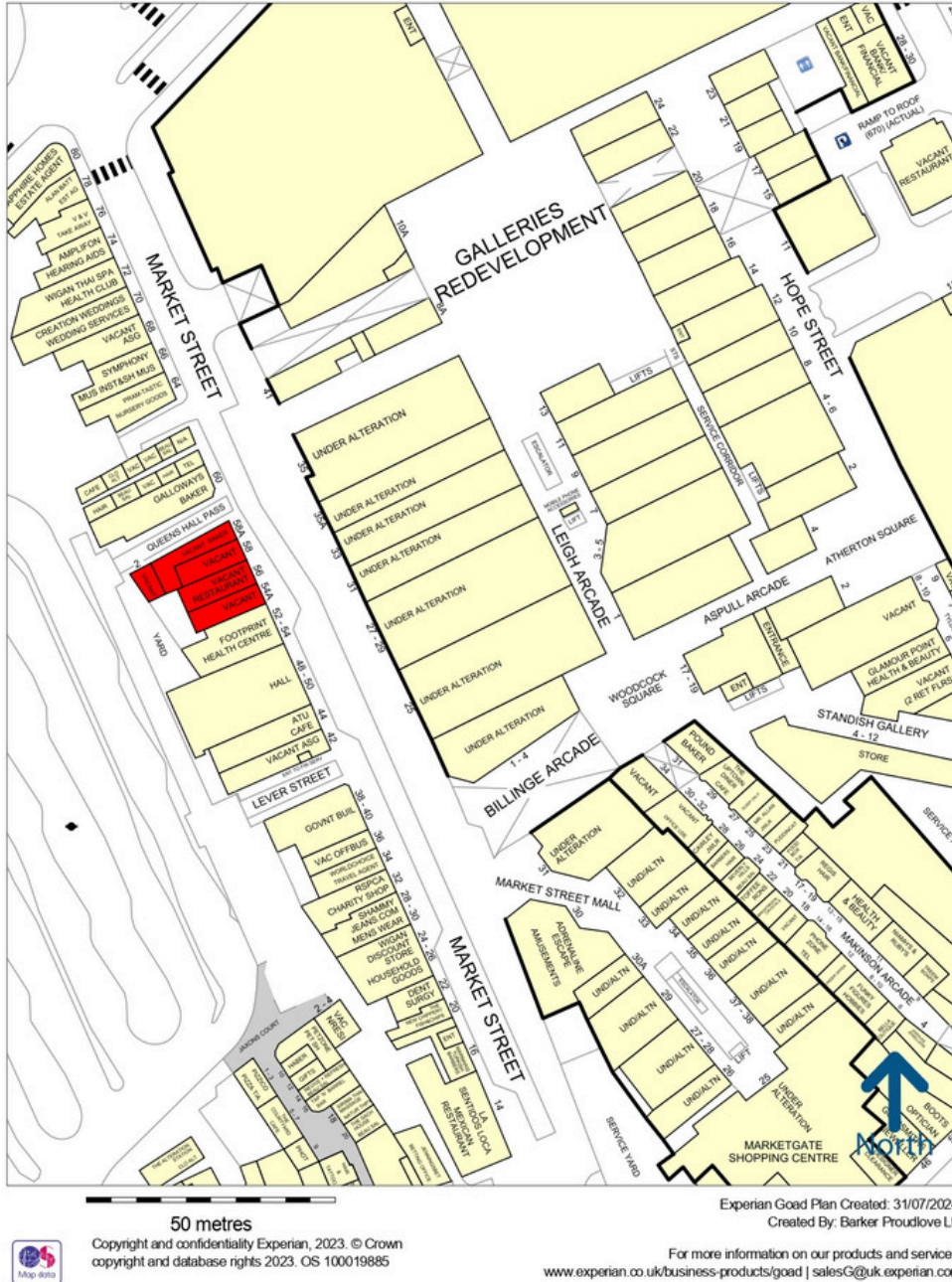
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Wigan



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