

£200,000 Guide Price

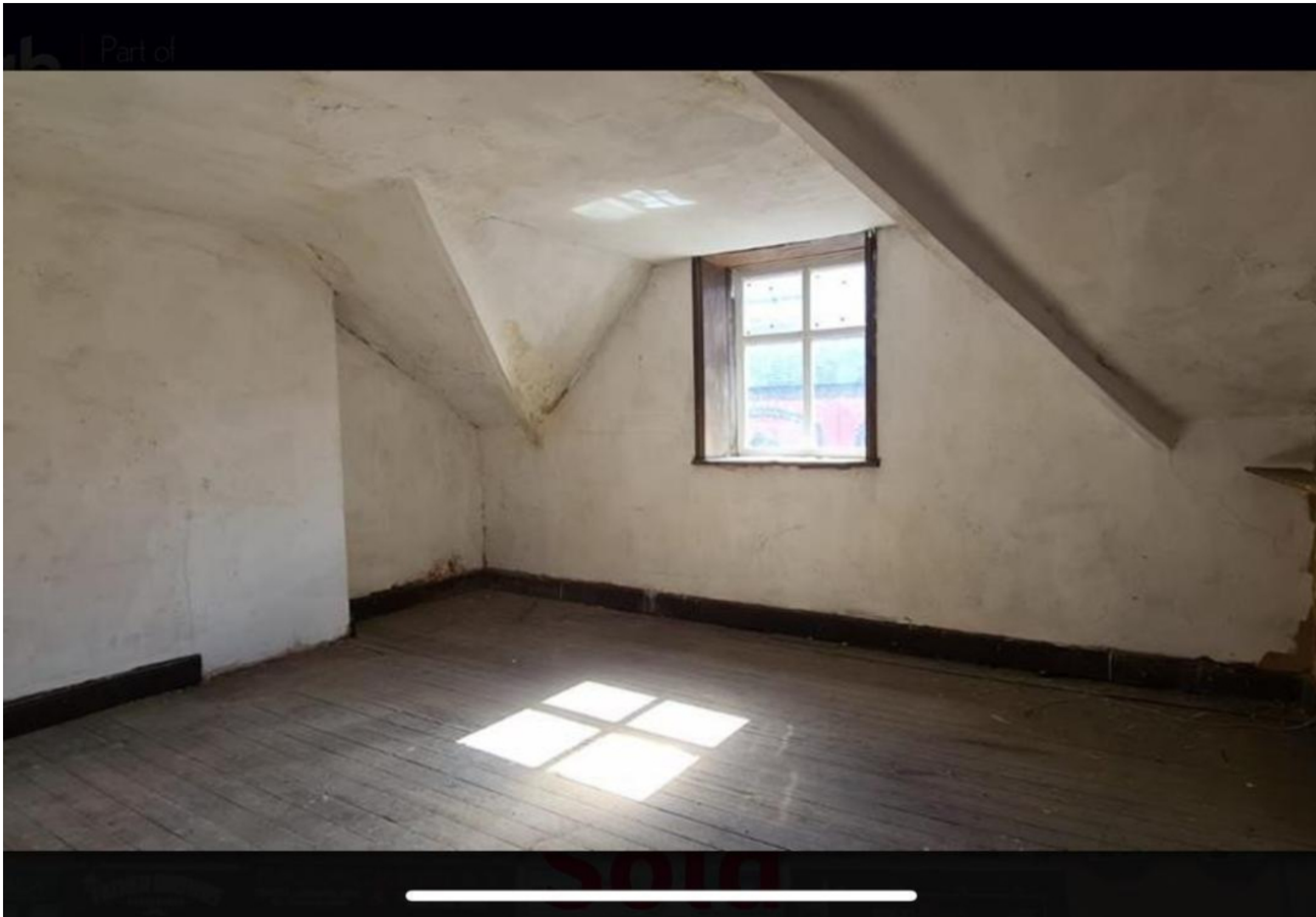
Mesnes Street, Wigan

Commercial Property | 5 Bedrooms | 2 Bathrooms

+44 (0)161 383 0303

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# Step Inside

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## Property Description

A vacant town centre three storey (plus cellar) retail unit extending to approximately 427 SQ M (4596 SQ FT) (source EPC). The property benefits from electric roller shutters to the front (not tested) and a small yard to the rear. The upper floors could have potential for residential conversion, subject to any planning consents. The property is in need of refurbishment.

The property fronts onto Mesnes Street in the Town Centre opposite the Market Hall and close to the main Northway / New Market Street intersection. A number of independent and multi national retailers are situated close by.

Ground FloorRetail sales area, Workshop area

First FloorOffice, Workshop, Storage, W.C.

Second Floor2 X Office

Approximately 153 Sq M (183 Sq Yds).

## Main Particulars

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**Basement -**

Telephone: +44 (0)161 383 0303



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