

£200,000 Guide Price

Commercial to Residential Conversion at Mesnes Street WN1, Wigan

Commercial Property | 5 Bedrooms | 2 Bathrooms

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Step Inside

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 Floor Retail sales area, Workshop area

First Floor Office, Workshop, Storage, W.C.

Second Floor 2 X Office

Approximately 153 Sq M (183 Sq Yds).

Main Particulars

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Ground Floor Retail sales area, Workshop area

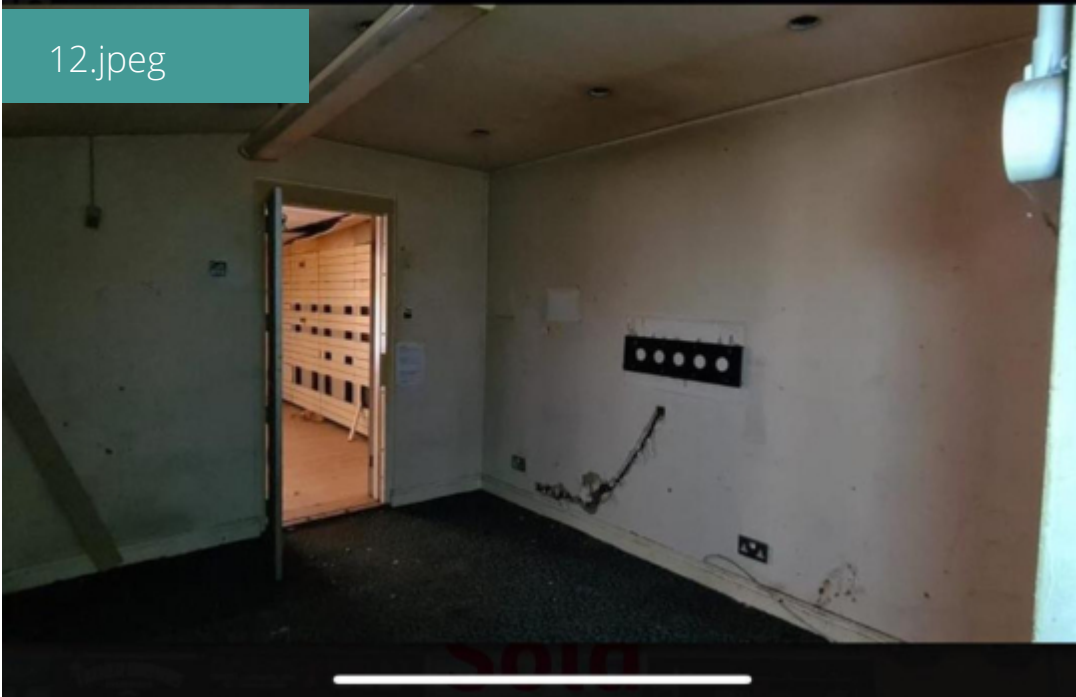
First Floor Office, Workshop, Storage, W.C.

Second Floor 2 X Office

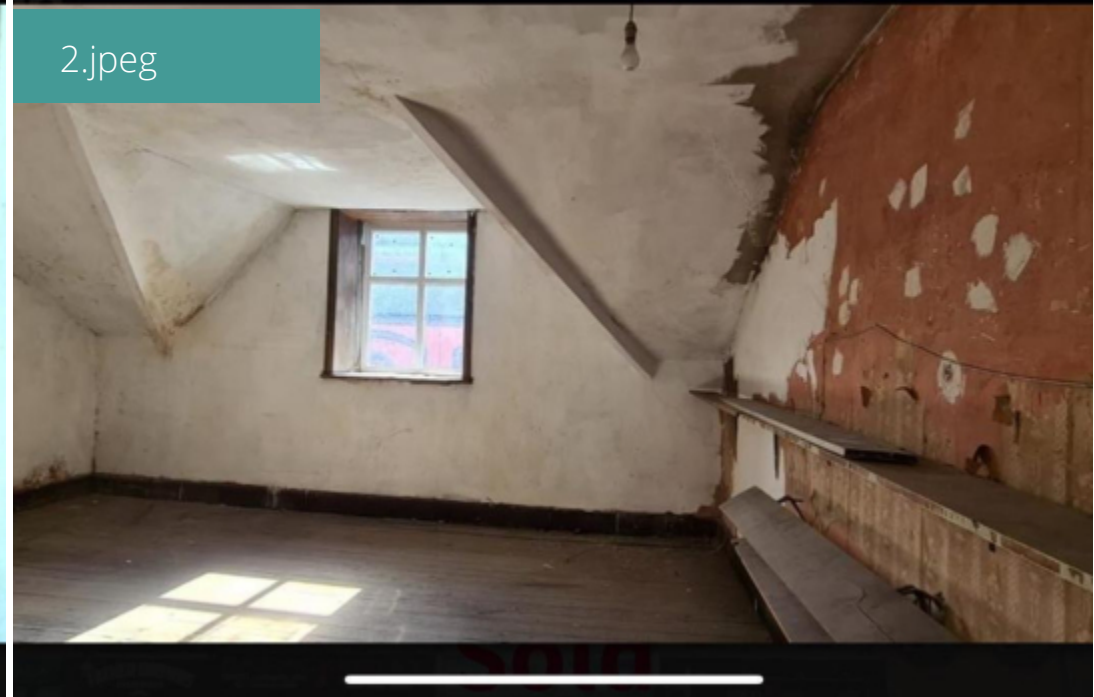
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Basement -

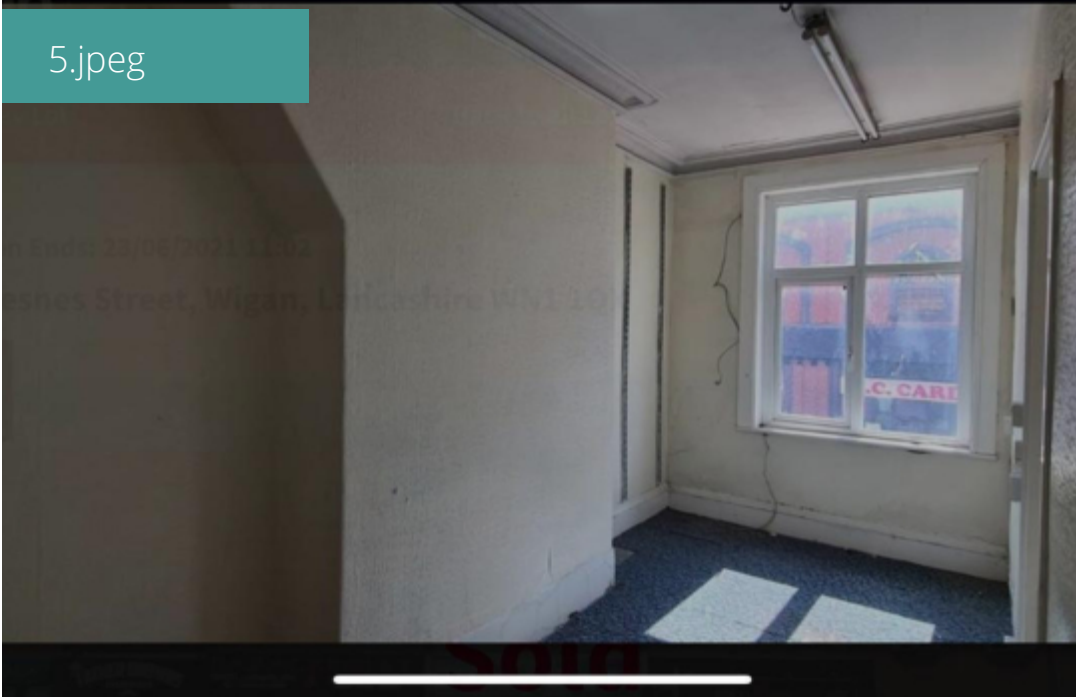
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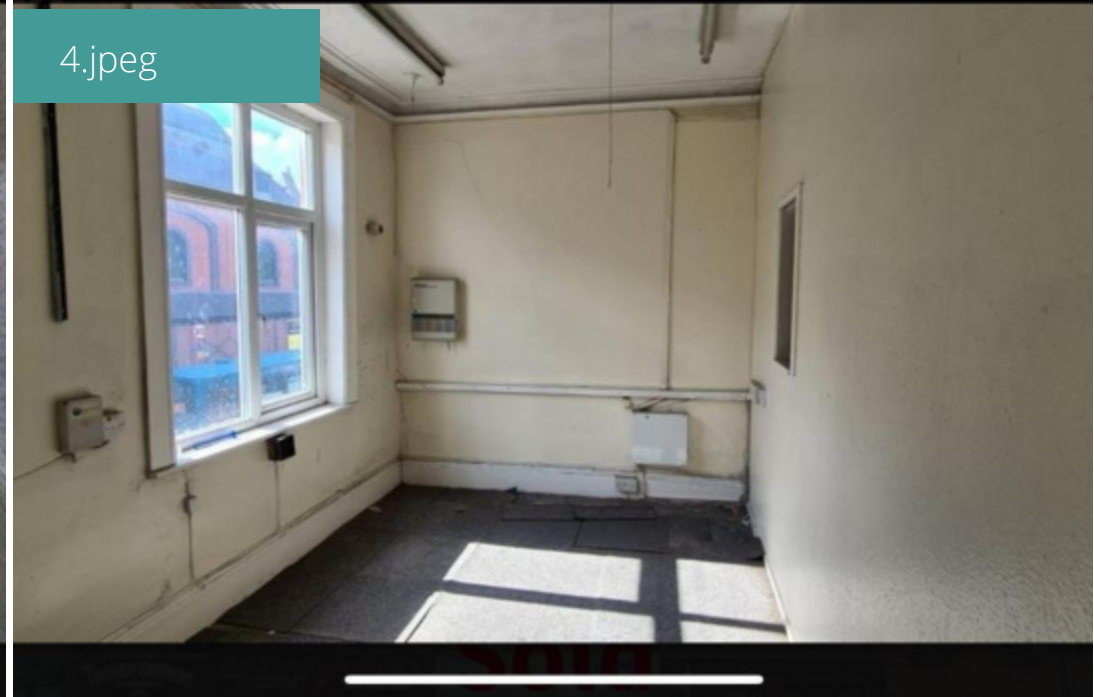
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4.jpeg






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14283252 Registered Office: , 4th Floor, Trafford Park, 1 Centenary Way, M50 1RF, Manchester, UK

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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