

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## FOR SALE

## OFFICES WITH PARKING

(SITUATED IN THE PROFESSIONAL DISTRICT OF WIGAN)

### 71 DICCONSON STREET WIGAN, WN1 2AT



Net Internal Area 119.2m<sup>2</sup> (1,284ft<sup>2</sup>)  
Gross Internal Area 173.5m<sup>2</sup> (1,867ft<sup>2</sup>)

# OIRO £235,000

## LOCATION

This attractive building is situated in a fine position on Dicconson Street, the premier established professional office location on the edge of Wigan town centre. The property is located on the south side of Dicconson Street, close to its junction with Wrightington Street and Eccleston Street. Wigan town centre is a short walk away. Please see location plans attached.

Wigan is metropolitan borough with a population of some 305,000 (1.5 million within 20 km) and is served by the M6 motorway and the northwest mainline railway station. Wigan has excellent road and rail links to the surrounding main cities and towns of Manchester, Liverpool and Bolton.

## DESCRIPTION

The property is a traditional built semi-detached two storey premises with a basement beneath part of the building. Originally constructed as a Victorian house and converted like many such properties in the area to provide office accommodation.

This property has in recent years been refurbished a high standard of accommodation with the benefit of off road car parking.

Until recently the property was occupied by a firm of solicitors. Whilst designed as office space the property would be ideal for many other uses subject to any necessary statutory consent. Such alternative uses would include design A2, B1 (current use), C1, C2 or C3.

## ACCOMMODATION

\*Please note removing/repositioning of partition walls may increase net area\*

| <b>Ground Floor</b> | <b>M<sup>2</sup></b> | <b>Ft<sup>2</sup></b> |
|---------------------|----------------------|-----------------------|
| Office              | 20.83                | 224                   |
| Office              | 12.63                | 136                   |
| Office              | 16.35                | 176                   |
| Reception           | 5.59                 | 60                    |
| Kitchen             | 2.66                 | 29                    |
| Archive             | 6.41                 | 69                    |
| Lobby               |                      |                       |
| Rear Lobby          |                      |                       |
| W/C & Disabled W/C  |                      |                       |
|                     | <b>64.47</b>         | <b>694</b>            |
| <b>First Floor</b>  | <b>M<sup>2</sup></b> | <b>Ft<sup>2</sup></b> |
| Office              | 14.19                | 153                   |
| Office              | 14.32                | 154                   |
| Office              | 8.05                 | 87                    |
| Office              | 11.01                | 119                   |
| Kitchen             | 7.16                 | 77                    |
| W/C                 |                      |                       |
|                     | <b>54.73</b>         | <b>590</b>            |

A full height basement is under part of the building.

\*Dimensions are approximate only.

Current internal layout provides a total net internal area excluding circulation areas and w/c's etc of circa 119.2m<sup>2</sup> (1,284ft<sup>2</sup>). The gross internal area is circa 173.5m<sup>2</sup> (1,867ft<sup>2</sup>).

### **TENURE**

Believed to be freehold, however, interested parties should make their own enquiries

### **SERVICES**

The property is connected to main electricity, gas, water and drains. Gas fired central heating is installed. The property also benefits from emergency lighting and fire detection system

### **BUSINESS RATES**

2008/2009 Rateable Value is £6,400 – Rates payable at 44.1% is £2822

N.B. above info was checked on the valuation office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### **PROPOSITION**

Our vendor client is seeking a consideration in the region of £235,000 for the freehold interest in the property.

### **LEGAL COSTS**

Each party is to pay their own costs.

### **FURTHER INFORMATION / VIEWINGS**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844152 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.

### **FREE APPRAISAL**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

### **DISCLAIMER**

#### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -**

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (a) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (b) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**Date Produced:** 01/07/2008

## LOCATION

### LOCAL MAP



### REGIONAL MAP

