



## Commercial Development in WN1

Market Place, Wigan, Greater Manchester,  
WN1 1PJ

**£85,500** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Prominent Landmark Property
- ✓ Grade II Listed
- ✓ Ground Floor & 1st Floor Leased  
On Peppercorn Rent
- ✓ Well Positioned In Wigan Centre
- ✓ 3rd Floor & Basement Vacant

## Description

FOR SALE BY AUCTION: terms and conditions apply.

Standing prominently at the junction of Market Place and Market Street, this substantial corner property occupies a central position in the heart of Wigan and well placed to enjoy the fortunes of the current £135,000,000 redevelopment of the Wigan Galleries, certainly making this an attractive opportunity for the keen eyed investor.

The location is well served by amenities, with both Wigan Wallgate and Wigan North Western stations within easy reach, and the green expanse of Mesnes Park a short walk away.

Arranged across four floors, the building offers a mix of occupied and vacant accommodation. The ground floor shop, with its first-floor ancillary space, has been sold on a 999-year lease at a peppercorn ground rent.

The second floor, currently vacant, provides ancillary accommodation with scope for a range of uses. Accessed separately via a self-contained staircase, this space could be easily transformed into a multitude of potential opportunities, such as serviced offices or office space, a second floor retail space or potentially residential accommodation, subject to necessary planning consents. Finally to this floor a striking domed corner turret offers additional space and fabulous views over Wigan.

The lower ground floor basement—also vacant—offers additional flexible space and could potentially have its own access with some minor reconfiguration, this large space has great potential for the next owner.

Together, the property combines a strong central position with immediate potential.

Price: Starting Bid £85,500

Property Type: Commercial Development

Business Type: Residential Investments

## Description

Arranged across four floors, the building offers a mix of occupied and vacant accommodation. The ground floor shop, with its first-floor ancillary space, has been sold on a 999-year lease at a peppercorn ground rent.

The second floor, currently vacant, provides ancillary accommodation with scope for a range of uses. Accessed separately via a self-contained staircase, this space could be easily transformed into a multitude of potential opportunities, such as serviced offices or office space, a second floor retail space or potentially residential accommodation, subject to necessary planning consents.

---

## Location

The location is well served by amenities, with both Wigan Wallgate and Wigan North Western stations within easy reach, and the green expanse of Mesnes Park a short walk away.

---

## Tenure

Freehold - Title number GM393291

---

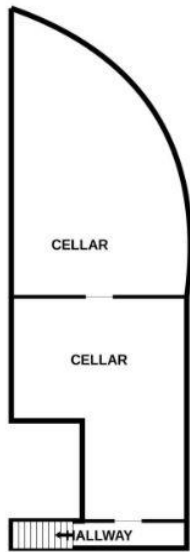
## EPC

This property's energy rating is C.

---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



TOTAL FLOOR AREA : 2123 sq.ft. (197.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Market Place, Wigan, Greater Manchester, WN1 1PJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

