

For Sale
OIRO £850,000



Fully Let Commercial Investment With Development Potential (STPP)

10,298 SQ FT (956.68 SQ M) - 24 PARKING SPACES TO THE REAR

📍 MABBS CROSS HOUSE, MESNES STREET, WIGAN, WN1 1QJ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Fully let commercial investment with potential for redevelopment, conversion or extension
- Prominent fringe of town centre location fronting Mesnes Street
- Established retail parade
- Strong visibility to passing vehicular and pedestrian traffic
- Excellent access to Wigan Town Centre amenities
- Adjacent to the attractive green space of Mesnes Park
- Mixed-use building comprising retail and office accommodation
- 5/6 self-contained ground floor retail units with substantial first floor office accommodation with separate access
- Private rear car park providing approx. 24 spaces
- Strong potential for redevelopment, conversion or extension (STP)
- Unconditional Offers in the Region of £850,000 exclusive



LOCATION

Mabbs Cross House occupies a highly prominent position on Mesnes Street, on the fringe of Wigan Town Centre, forming part of an established commercial parade which continues from Bridgeman Terrace. The property benefits from strong visibility and excellent accessibility, located close to the junction with Northway and New Market Street, one of the town's principal arterial routes.

The location provides convenient access to Wigan town centre's full range of retail, leisure and public transport amenities, while also being within close proximity to the attractive open surroundings of Mesnes Park. This creates a well-balanced setting that combines commercial convenience with green open space, making it an attractive and sustainable business location.

DESCRIPTION

The property comprises a substantial mixed-use building providing a combination of 5/6 self-contained ground floor retail units together with extensive self-contained first floor office accommodation. To the rear, the property benefits from a private car park providing approximately 24 spaces, accessed via a central passageway running through the building. Mesnes View Surgery (No. 93) is not included in the sale.

Constructed in traditional masonry with a concrete frame, the property features distinctive vertically slate-clad upper elevations beneath a flat roof. Internally, the ground floor is arranged to provide multiple self-contained retail units, with independently accessed office accommodation above, offering flexibility for a range of occupiers. The first floor benefits from 2 x separate staircase entrances providing further flexibility and potential to sub-divide. There is no passenger lift.

The property also offers strong asset management and redevelopment potential, with scope to reconfigure, extend or convert the upper floors, including potential for additional levels, subject to obtaining the necessary planning permission and statutory consents.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

From our research of the Valuation Office Agency website, we have gathered the following approximate Net Internal Areas: -

Description/Floor	Sq M	Sq Ft
77 Mesnes Road - Retail (Afro Caribbean Foodstore)	91.51	985
79 Mesnes Road - Retail (Barber Shop)	40.23	433
81, 87 - 89 Mesnes Road - Office & Community Centre	579.05	6,233
83 Mesnes Road - Retail (Aesthetics Clinic)	69.58	749
85 Mesnes Road - Retail (Bar)	75.43	812
91A Mesnes Road - Retail (Pharmacy)	63.64	685
91B Mesnes Road - Retail (Pharmacy)	37.25	401
TOTAL	956.68	10,298*

***Mesnes View Surgery (No. 93) is not included in the sale and we understand the surgery retain 2 parking spaces.**

SALE PRICE & VAT

Offers in the Region of £850,000 exclusive (approximatley £80.00 per sq ft - significantly below replacement cost).

We are advised that the property is not elected for VAT.

CURRENT TENANCY INFORMATION

The property is fully let to 6 individual tenants with a contracted gross rental of approx. £105,550 per annum. Copy leases / further information is available on request. ***Please note we have been made aware that the first floor Tenant (Ekhaya Empowerment C.I.C are in significant rent (and service charge) arrears, although we understand are still in occupation and using the accommodation.**

EPC

Energy Performance Certificates (EPC's) have been commissioned and full copies of the reports are available on request.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

TITLE/TENURE

We understand the property is held Freehold under Title Number GM484821. Interested parties are advised to verify this information with their legal representation.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property currently has multiple Business Rates Assessments, as at 1st April 2026, as follows: -

Description/Floor	Rateable Value
77 Mesnes Road - Retail (Afro Caribbean Foodstore)	£16,750
79 Mesnes Road - Retail (Barber Shop)	£6,900
81, 87 - 89 Mesnes Road - Office & Community Centre	£59,500
83 Mesnes Road - Retail (Aesthetics Clinic)	£12,000
85 Mesnes Road - Retail (Bar)	£12,750
91A Mesnes Road - Retail (Pharmacy)	£11,750
91B Mesnes Road - Retail (Pharmacy)	£7,100

The Tenants are each responsible for payment of Business Rates attributable to their individual premises, direct to the Local Rating Authority (Wigan Council).

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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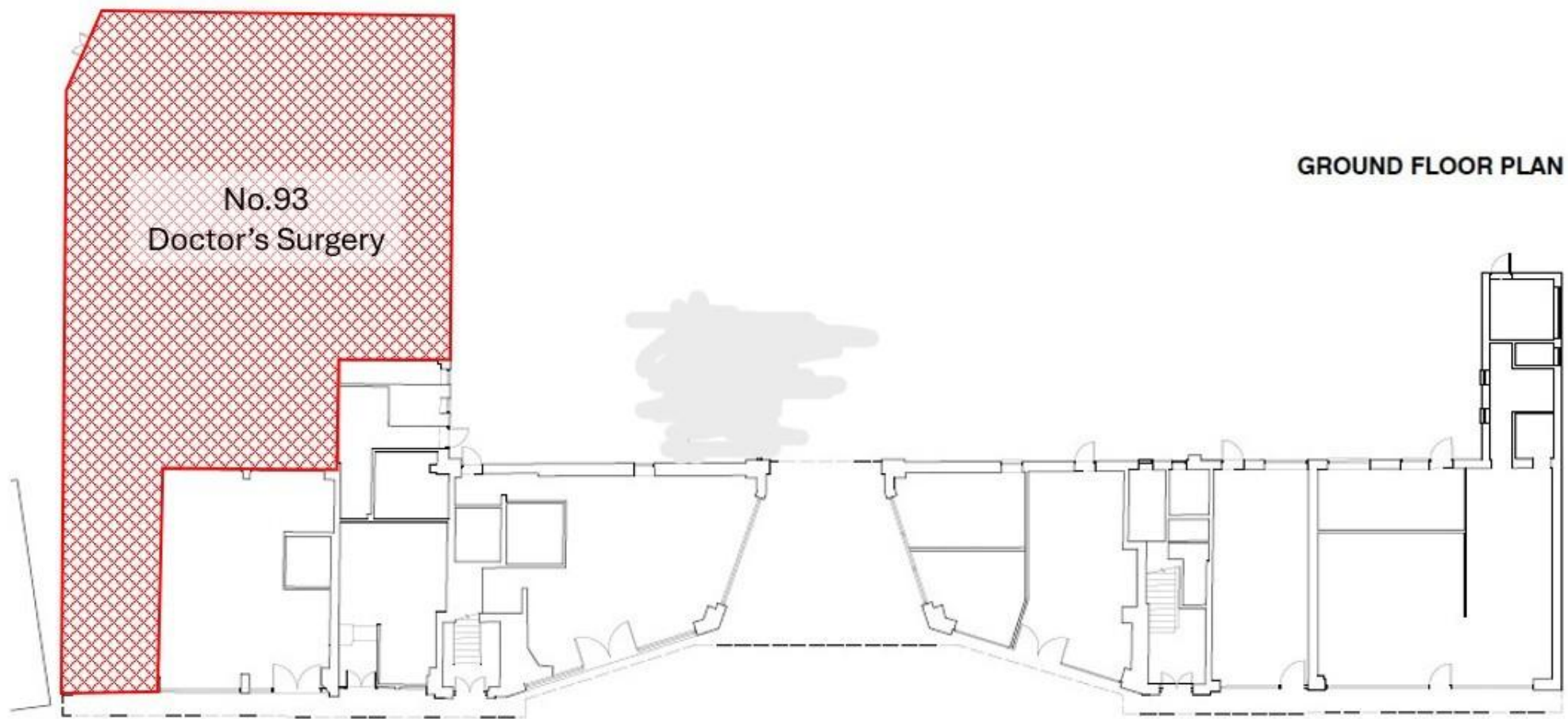


N.B. The photos above are of the first floor office accommodation

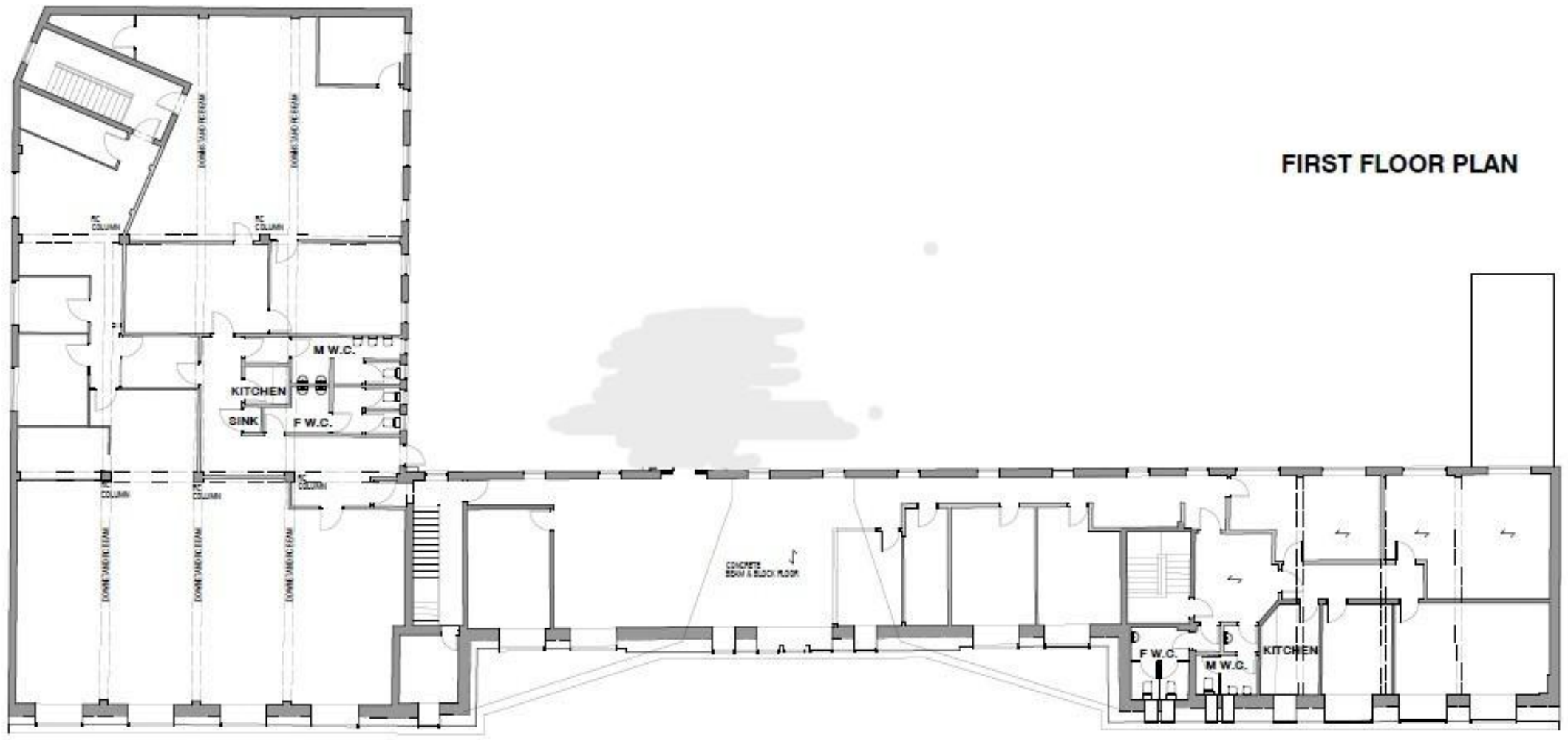
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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.



The premises outlined and hatched red on the above plan relate to the Doctor's Surgery at No. 93 Mesnes Street and is NOT included within the sale



FIRST FLOOR PLAN