



To Let
£10,000 p.a. exclusive

Town Centre Office Accommodation

2,040 SQ FT (189.52 SQ M)

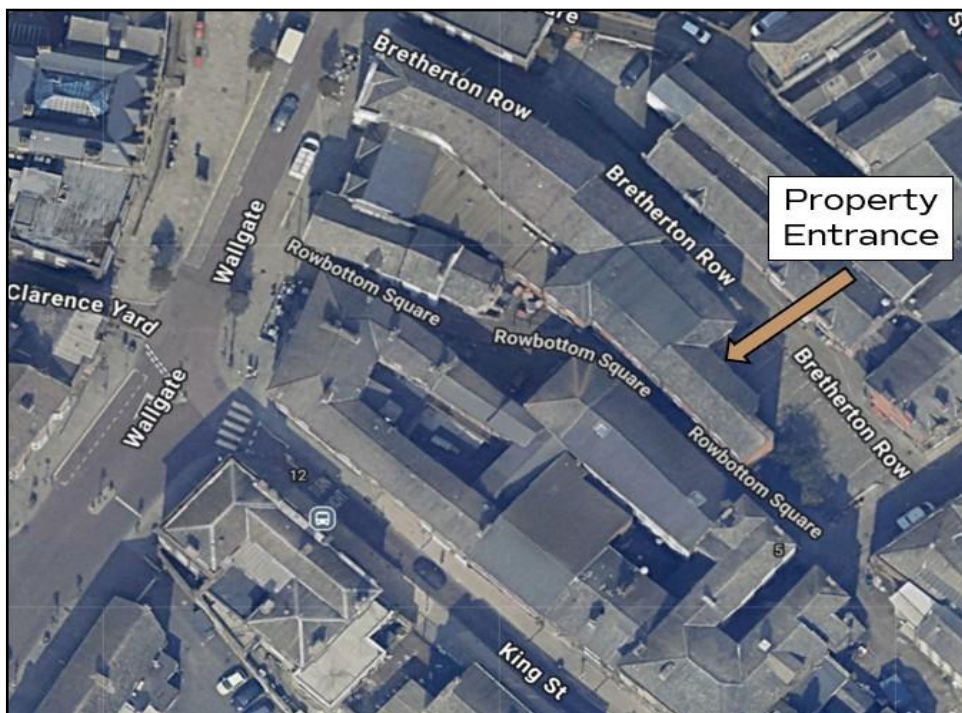
📍 3 MEEKS BUILDING, ROWBOTTOM SQUARE, WIGAN, WN1 1LD

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Turner Westwell
Commercial Agents

KEY FEATURES

- Ground, first & second floor office accommodation
- Prime central location within Wigan Town Centre
- Prominent building within a discreet courtyard environment
- Close to Wigan Wallgate and Wigan North Western train stations
- Numerous public car parks nearby - a Pay & Display is located to the front of the property
- Flexible office accommodation comprising open plan and cellular accommodation
- May suit a range of uses - subject to planning permission
- New lease – Incentives available (subject to terms)
- Rental - £10,000 per annum exclusive (VAT is applicable)



LOCATION

Meeks Building is located upon Rowbottom Square, in a prime central position, situated off Wallgate and Library Street within Wigan Town Centre.

Rowbottom Square offers a unique setting that blends historic character with the vitality of Wigan Town Centre, with Meeks Building being a prominent feature within this central, yet discreet courtyard, surrounded by established retail, leisure and business amenities.

The property benefits from excellent connectivity, with direct pedestrian access routes linking it to the town's main shopping streets and key public transport hubs, including Wigan Wallgate and Wigan North Western Train Stations.

The surrounding area provides numerous independent and national retailers, office premises and a number of public car parks.

DESCRIPTION

Meeks Building is an attractive three-storey commercial property, accessed via Bretherton Row and a private staircase leading directly to the upper levels. The accommodation is available as a whole, however could be let on a floor-by-floor basis.

The ground floor provides for a reception area and 3 consulting rooms.

The first floor is currently arranged as a series of cellular rooms, ideal for consulting or treatment uses, though the layout could be reconfigured by a tenant to suit their operational needs. There is a WC and kitchen set to be installed on the first floor.

The second floor offers a bright, open-plan office environment complemented by WC facilities and a kitchen area.

Overall, the premises are finished to a good standard, featuring plaster painted walls, carpeted floor coverings, plaster painted and suspended ceilings with integrated LED strip and panel lighting, along with perimeter trunking with power and data connectivity.

SERVICES

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

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	66.33	714
First Floor	54.16	583
Second Floor	69.02	743
Total	189.52	2,040

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental - £10,000 per annum exclusive for the property as a whole. The property can also be let on a floor-by-floor basis - rental on application.

VAT

VAT is applicable at the prevailing rate.

USE

E-class - commercial, business and service. May suit other uses - **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Wigan Council).**

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property (as a whole) has a Rateable Value of £12,250, with effect from 1st April 2026.

Small Business Rates Relief may be available for qualifying occupiers. **Interested parties are advised to clarify this directly with the Local Rating Authority (Wigan Council).**

LEGAL COSTS

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

EPC

To be confirmed following completion of survey.

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.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.