



Lodge Building, Mesnes Park, Wigan

- Popular Park Location
- (Approx. 60 sqm space)
- Offers invited

Subject to Contract

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Location

The building has an excellent location within the popular heritage Mesnes Park, in Wigan town centre. It benefits from a high footfall from adjacent colleges and impending residential and retail development of the galleries.

Description

The building is detached and single storey. The main area comprises full height doors opening onto the park. The kitchen is located to the rear and has an external serving hatch. There is also a W/C and storage space. It has the benefit of an electric supply, mains water and mains drainage connections.

It provides a flexible space which has previously been used for café and arts and crafts purposes. The tenant will be responsible for obtaining the necessary consents for any proposed use,

Accommodation

The internal area extends to 59.95 m2.

EPC

The energy rating is C

Rental

Offers are invited from potential commercial tenants or non-commercial tenants providing community or social outcomes.

Please note that the property is not available to purchase.

Rateable value

The property does not appear to be rated separately but prospective tenants should make their own enquiries to 01942 489001

Outgoings

The Tenant will be responsible for all rates, taxes and outgoing of an annual or recurring nature, levied on the premises.

Terms

A new 5-year lease is available. The tenant will be responsible for repairs and insurance.

Costs

To be agreed.

Further information

Please contact Planning@wigan.gov.uk for any potential planning issues regarding proposed uses or change of use.

Date: November 2024

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