

# Observer Buildings, Rowbottom Square, Wigan, Lancashire WN1 1LN

\*GUIDE PRICE: **£250,000** (plus fees)



## Multi-Let Office Premises – Potential for Conversion to 18 Flats (STP)

An imposing 3 storey commercial premises currently providing 22no. individual office suites plus basement area, which was a nightclub but is currently not utilised. 13 of the office suites are currently occupied producing a rental of £21,318 pa, which if fully let could increase to circa £49,838 pa (a tenancy schedule is available on requested).

### Description:

The building is of traditional construction with UPVC double glazed windows throughout, internally the office suites are fitted with perimeter trunking, suspended ceilings and Cat II Lighting. The gross internal floor area extends to approximately 1,189 sq m (12,800 sq ft). To the front is a cobbled forecourt area included within the title to the building which provides useful loading area or parking for 2 – 3 vehicles.

**Tenure:** See Legal Pack

**Local Authority:** Wigan Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating E

### Development:

Plans have been drawn for conversion of the property to 18 apartments (copy available on request). We are informed that there have been positive pre-application discussions with planners and Wigan Council would look favourably on an application to convert the premises. All interested parties are strongly advised to make their own enquiries with Wigan Council planning department.

### Location:

The property is located in a central town centre position on Rowbottom Square just off Wallgate, convenient for both rail and bus stations.

### Additional Fees

**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.