



PEMBERTON MASONIC HALL

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CHAPEL STREET, PEMBERTON, WIGAN

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WN5 8JP



Aerial image for illustrative purposes only.



## MASONIC HALL, CHAPEL STREET, PEMBERTON, WIGAN WN5 8JP

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WIGAN TOWN CENTRE - 3 MILES  
MANCHESTER - 26 MILES  
LIVERPOOL - 26 MILES

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### INVESTMENT / RE-DEVELOPMENT OPPORTUNITY

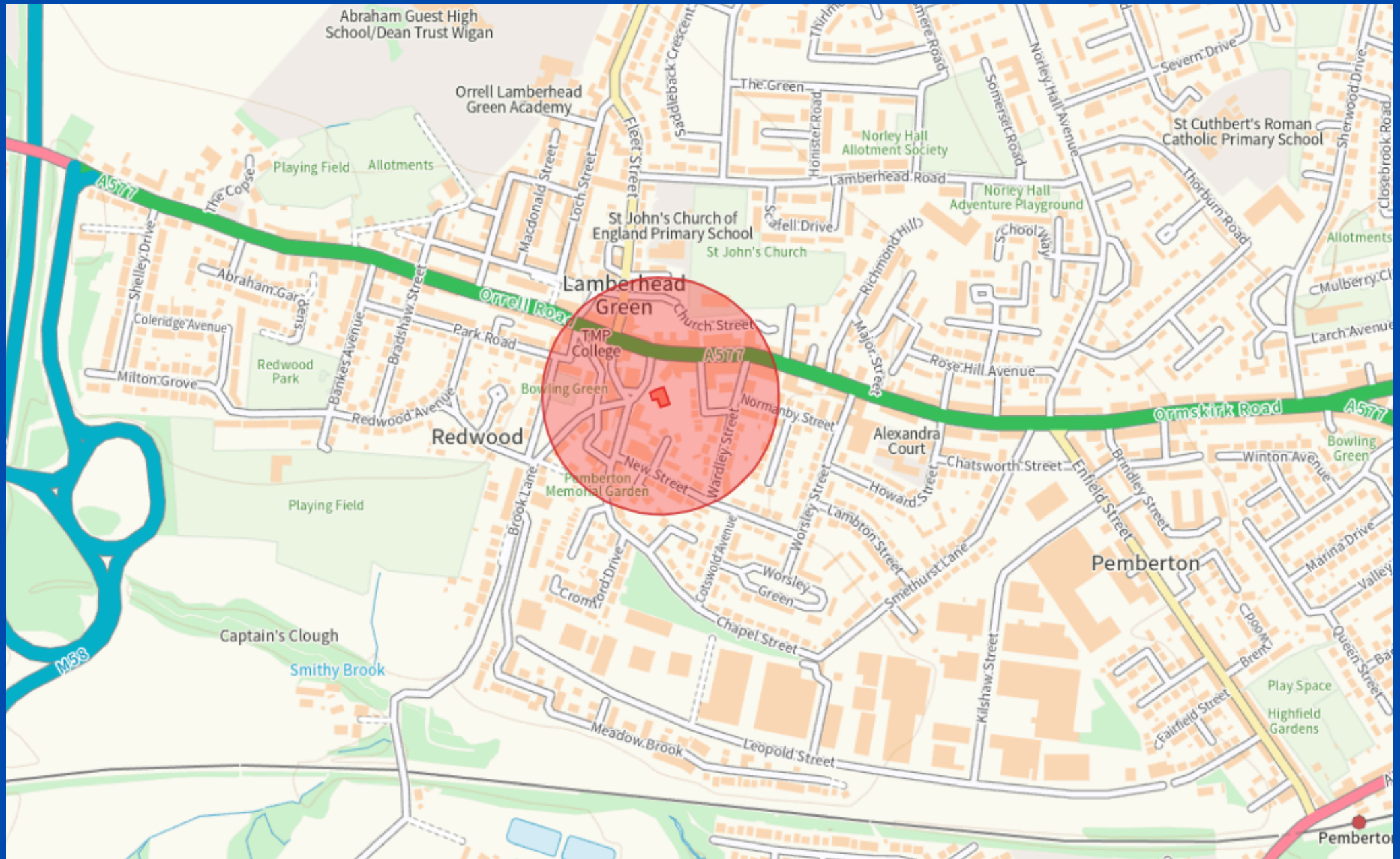
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- CLOSE PROXIMITY TO WIGAN TOWN CENTRE AND MOTORWAY NETWORKS.
- EPC OF B42
- TOTAL USEFUL FLOOR AREA OF APPROXIMATELY 641.8M<sup>2</sup>
- POTENTIAL FOR ALTERNATIVE USES SUBJECT TO PLANNING



## Location

The Property is located on Chapel Street, Pemberton, Wigan. The town of Wigan has a estimated population of 329,300 (2021 census). The property is accessed of the adopted highway known as Chapel Street.



For identification purposes only, not to scale

## Description

The Property comprises a two storey commercial property which is currently used as the premises for Pemberton Masonic Hall. The property is brick built, under a pitched tiled roof with accommodation measuring over 7,090sqft comprising as follows;

Ground Floor;

- Entrance hall, function Room, bar, cellar, kitchen, foyer, store room x 3, w/c x 4, lift.

First Floor;

- Meeting room x 2, office, bar, lounge, sitting area, upper foyer, office, store x 3.

External the property has extensive car parking for over 40 cars.

The property lends itself to alternative uses / re-development subject to planning and any other necessary consents.



# INTERNALS



# EXTERNALS



# AERIAL



## **Services**

The Property we understand benefits from mains water, gas, drainage and electricity. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

## **Energy Performance Certificate (EPC)**

- EPC of B42.

## **Flood Risk Zone**

The Property is deemed to be within Flood Zone 1 from the Environment Agency Flood Risk Zone for planning.

## **Notifiable Weeds**

None as far as we are aware.

## **Business Rates**

Pemberton Masonic Properties, Chapel Street, Pemberton, Wigan, WN5 8JP; £14,250 (Rateable Valuable).

## **Local Authority**

Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN. [www.wigan.gov.uk](http://www.wigan.gov.uk)

## **Easements, Wayleaves, Public & Private Rights of Way**

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

## **Title & Tenure**

Masonic Hall; Unregistered.

Land lying to the west of Woodford Street, Wigan; Leasehold.

## **Viewings and Enquiries:**

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at [info@fazakerleysharpe.co.uk](mailto:info@fazakerleysharpe.co.uk)

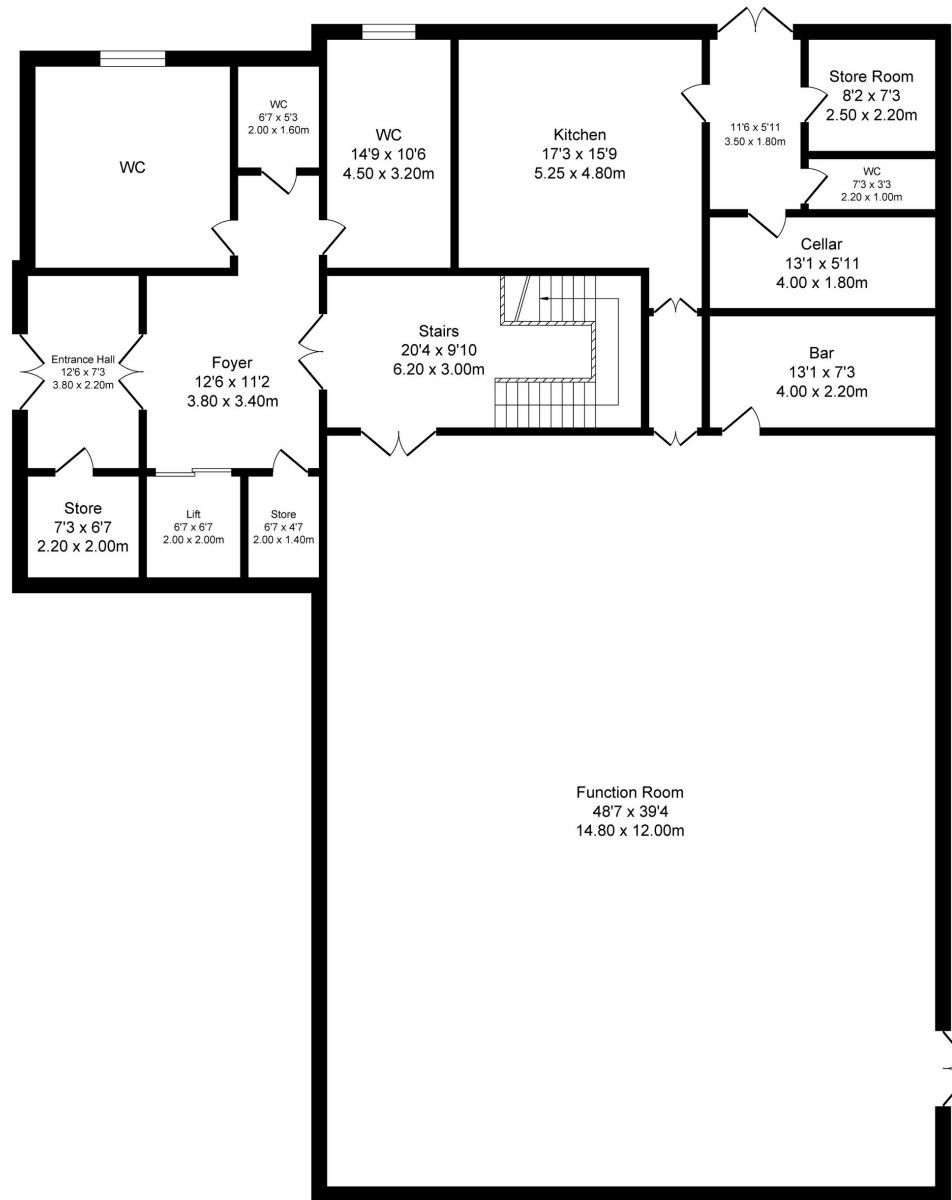
## **Method of Sale**

The Property is available for sale by private treaty.

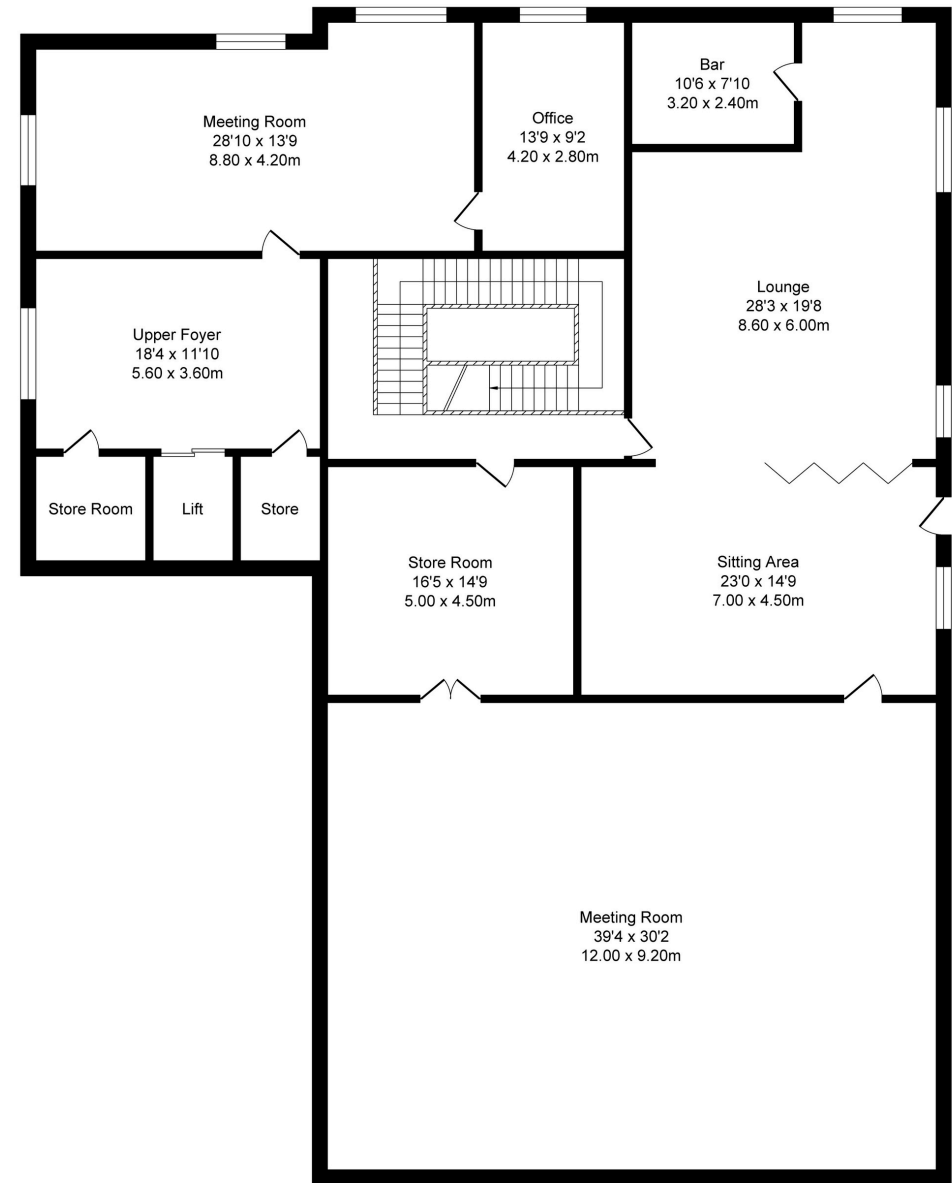
# Pemberton Masonic Hall

## Total Approx. Floor Area 7092 Sq.ft. (658.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**  
 Approx. Floor Area 3551 Sq.Ft (329.9 Sq.M.)



**First Floor**  
 Approx. Floor Area 3541 Sq.Ft (329.0 Sq.M.)

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract



*Property, rooted in our heritage.  
Established 1931*

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