



11A DICCONSON TERRACE

WIGAN, GREATER MANCHESTER

WN1 2AA



11A DICCONSON TERRACE, WIGAN WN1 2AA

Manchester - Approximately 21 miles

Liverpool - Approximately 20 miles

Warrington - Approximately 12 miles

**INVESTMENT / RE-DEVELOPMENT / RESIDENTIAL
OPPORTUNITY**

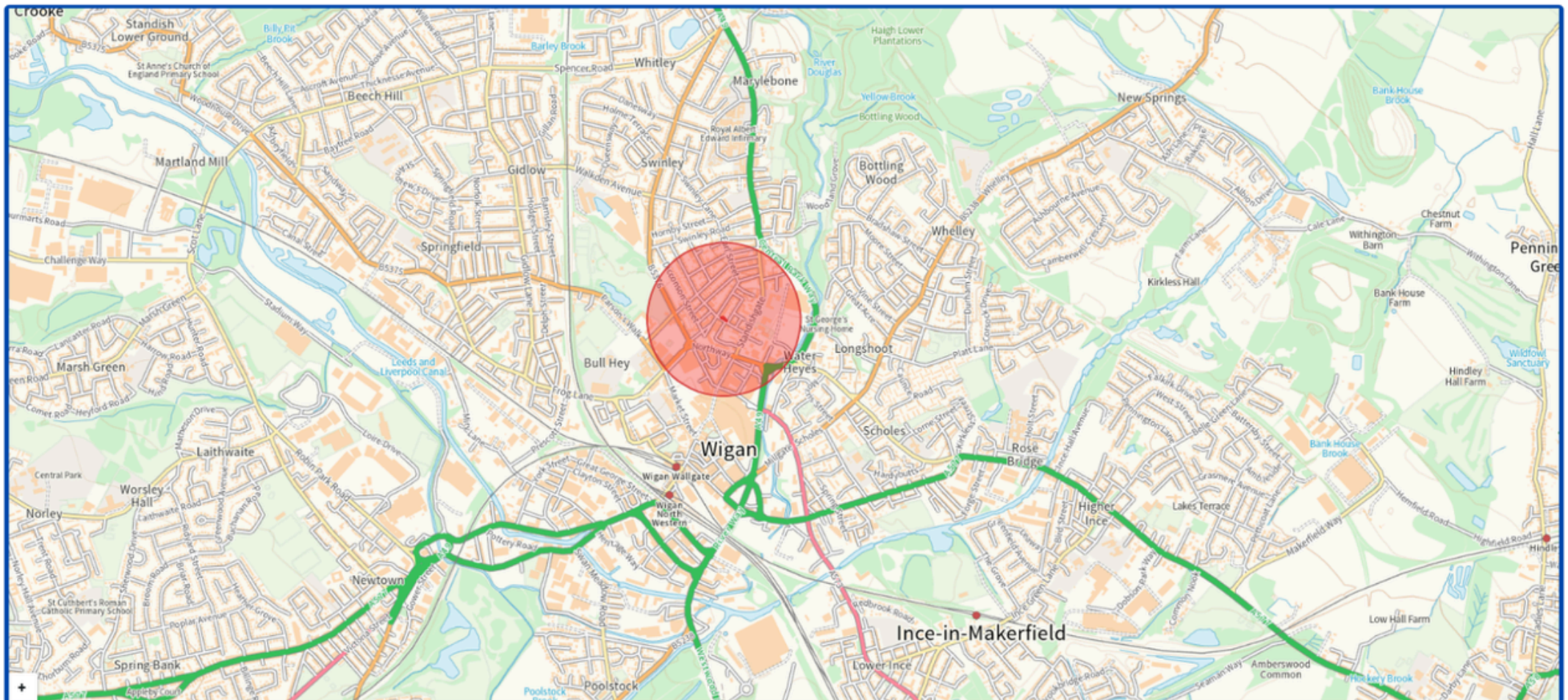
FOR SALE -

OFFERS OVER £300,000

LOCATION

The property is located on Dicconson Terrace, within the established central area of Wigan, Greater Manchester. The location benefits from close proximity to Wigan town centre, where a wide range of retail, leisure, professional and public amenities are available.

The property is well served by public transport, with Wigan Wallgate and Wigan North Western railway stations located approximately 0.7–0.8 km away, providing regular services to Manchester, Liverpool, Preston and other regional destinations. Local bus services are also readily accessible, with stops on Standishgate and the surrounding road network



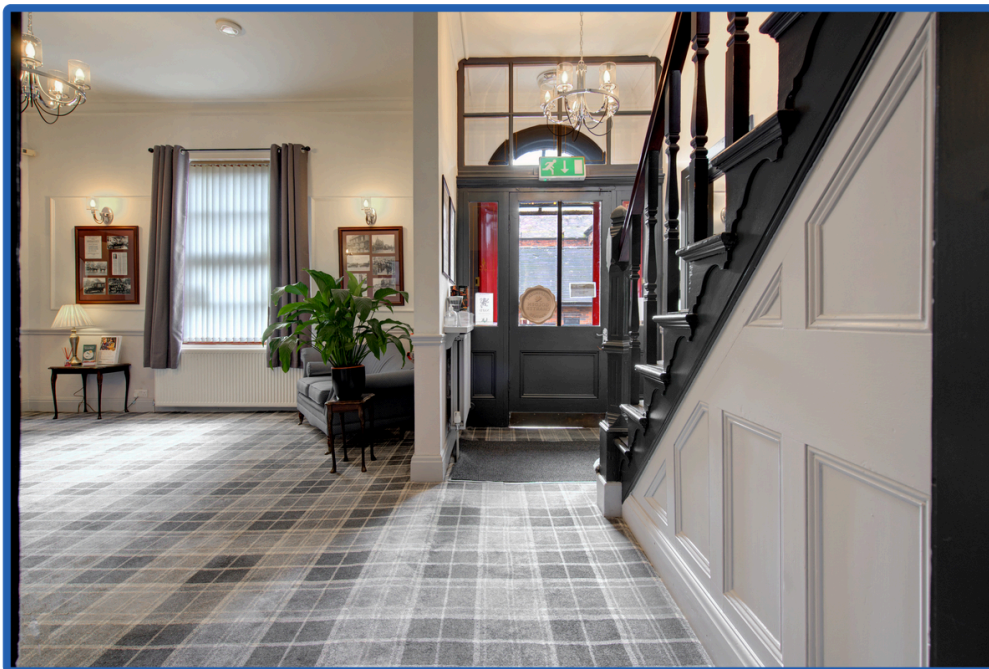
For identification purposes only. Not to scale.

Description

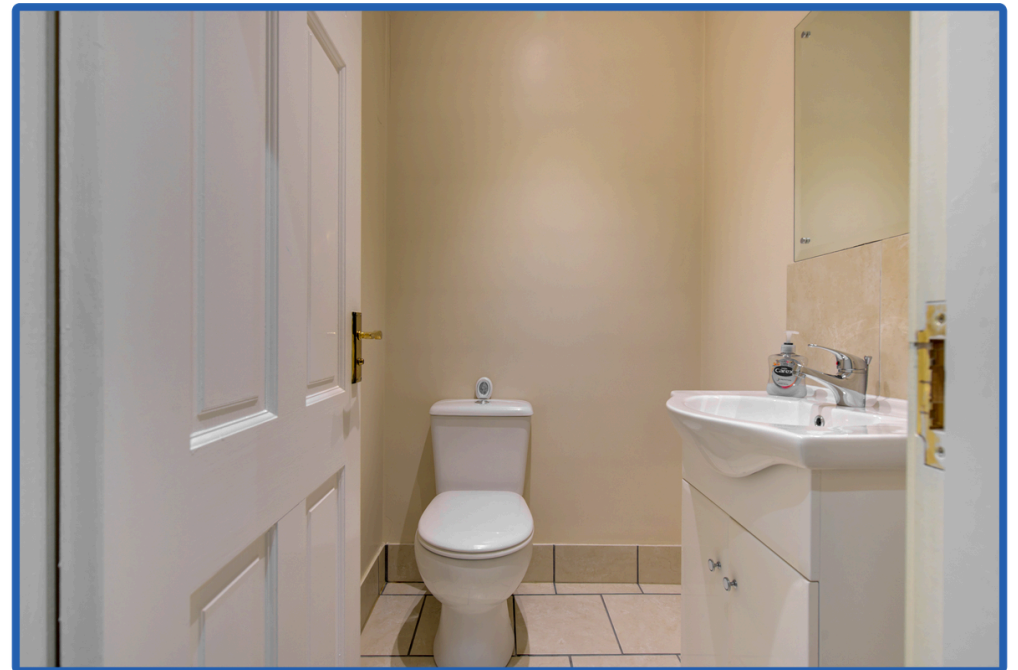
The property comprises a 3 story commercial building which is currently known as Edwards Funeral Directors. The property is brick built under a pitched-slate roof with accommodation measuring over 2,300 sqft.

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

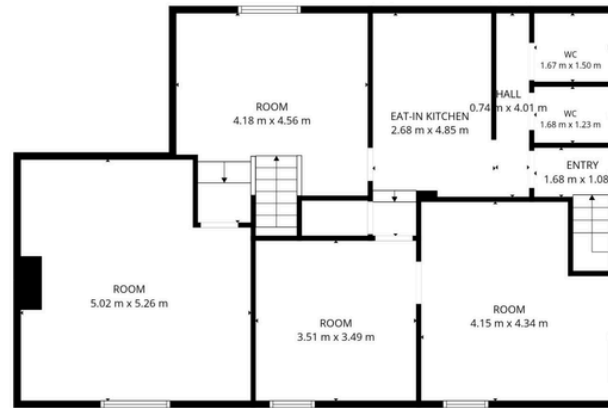




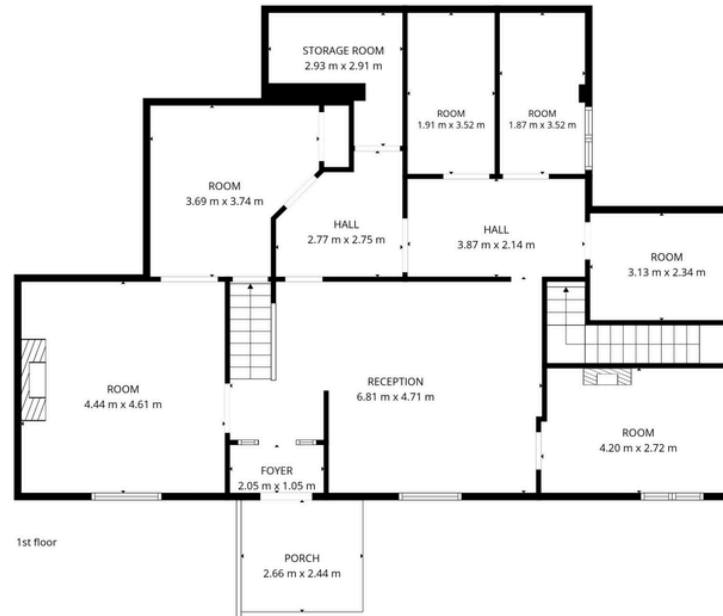




Floor Plans



2nd floor



1st floor

TOTAL: 214 m²

1st floor: 116 m², 2nd floor: 98 m²

EXCLUDED AREAS: LOW CEILING: 4 m², STORAGE ROOM: 7 m², PORCH: 6 m²,
WALLS: 14 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For identification purposes only. Not to scale.

Services

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

Flood Risk Zone

The Property is deemed to be within a low risk flood zone from the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 9SD. Web: 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, cables, pylons and other easements, restrictions or obligations, whether or not the same are described in these particulars or the contract of sale.

Title & Tenure

The property is owned leasehold. The HM Land Registry title is GM156816.

Asbestos

No asbestos survey has been undertaken, and prospective purchasers are advised to make their own enquiries.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser’s ability to fund the purchase, solicitors contact details and two forms of identification.

Business Rates

11 A, Dicconson Terrace, Wigan, Lancs, WN1 2AA; Rateable Value from 1st April 2026 = £19,500.

EPC

EPC of D95.

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.

Method of Sale

The Property is available for sale by private treaty.

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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