

Lot 30, Lowe House, 17 Heath Street, Golborne, Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Property Information

Freehold Commercial, Residential and Development Opportunity

- Former Funeral Parlour with separately-accessed one-bed flat at first floor
- Approximately 1,703 sq ft
- Residential, Development and Change of Use Opportunities (subject to consents)
- Established residential and commercial location
- VAT not applicable

Lot

30

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 14 miles west of Manchester, 16 miles east of Liverpool
Roads A573, A580, M6 (Junction 23), M62 (Junction 10)
Rail Warrington Central, Warrington Bank Quay Rail Stations
Air Manchester International Airport

Situation

Golborne is situated within the Metropolitan Borough of Wigan, 5 miles south-east of Wigan town centre and 14 miles west of Manchester City Centre. The property is prominently situated on the north side of Heath Street, at its junction with Salisbury Street, in the heart of the town centre. Occupiers in Golborne include Lidl, B&M, Beffred and a mix of local retailers and restaurants.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor and basement, with a separately-accessed one-bed flat on the first floor.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wigan Council. (www.wigan.gov.uk) (Phone: 01942 404364)

Viewings

There will be one accompanied viewing date on Wednesday 26th June from 11am to 1pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Commercial/Ancillary	67.50	(727)	VACANT
Basement	Ancillary	24.80	(267)	
First	Residential - 1 bed, kitchen, living room and bathroom	65.90	(709)	
Total		158.20	(1,703)	

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 30, Lowe House, 17 Heath Street, Golborne,

Wigan WA3 3BN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP

7th Floor, 125 Colmore Row,

Birmingham

B3 3SH

Beth McArdle

+44 (0)370 086 4134

beth.mcardle@shoosmiths.com

Harriet Gallot

+44 (0)370 086 4134

harriet.gallot@shoosmiths.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024