

# For Sale

jenics  
0161 832 2201



## Town Centre Bar / Restaurant

Simply Thai, 37 Menses Street, Wigan WN1 1QP

Trust Inns  
Better Pubs through Better People



- Substantial town centre bar
- Extensive trade areas
- Suit alternate use STPP
- Six room living accommodation
- Price £240,000 + VAT\*

### Location

Situated on Menses Street at its junction with Marsden Street. Within a short walk of Wigan town centre. This area is best accessed via the B5376 Newmarket Street.

### Description

A detached three storey property of brick construction with extensive glazing to the ground floor.

Ground floor foot print – c2,260 sq.ft.

### Accommodation

#### Ground Floor

Predominantly open plan with a central timber bar servery.

- Ladies & Gents wc
- Stores

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## First Floor

Accessed via one of two stairwells:

- Split level restaurant / function room
- Timber bar servery
- Ladies & Gents wc
- Former trade kitchen

## Second Floor

- Six rooms
- Bathroom
- Kitchen

## Basement

Accessed via one of three stairwells:

- Ladies & Gents wc
- Five rooms

A dumb waiter runs from the basement to the second floor.

## Fixtures & Fittings

To be included within the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will be excluded from the sale.

## Planning

All further enquiries regarding planning matters should be directed to Wigan Council 01942 489150.

## Rateable value

The rateable value of the property in the 2017 list is £24,500.

## Licences

We understand that the property benefits from a Premises Licence.

## Tenure

Freehold – title number GM842949.

**£240,000 + VAT if applicable\*.**

## EPC

To be provided.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

Prices, outgoing and rentals are exclusive of but may be liable to VAT\*.

\*VAT & Conversion of a Commercial Building to a Residential Dwelling

As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk).

November 2018. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. **Designed and produced by Bella Design & Marketing: 01565 757825 / [www.belladesign.co.uk](http://www.belladesign.co.uk)**

## Viewing

Strictly by appointment through the agent:

**Sean Hartley**



[sh@jenics.com](mailto:sh@jenics.com)



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## Site Plan



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