

CORNER HOUSE

9 Wrightington Bar, Wrightington, Wigan, WN6 9SE

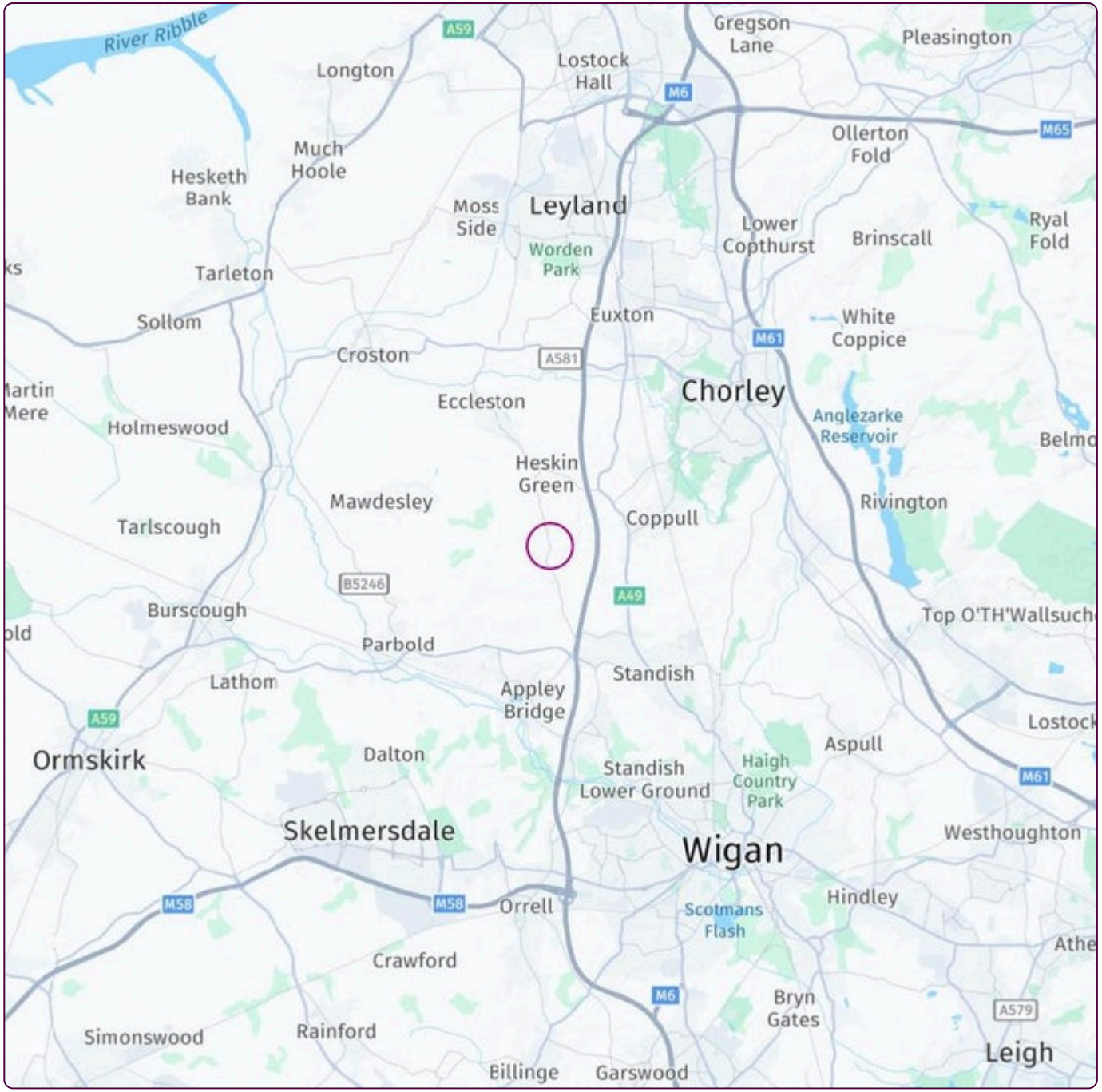
FREEHOLD: £600,000 | REF: 5665026

KEY HIGHLIGHTS

- Large plot offering redevelopment potential
- Extensive internal space for conversion
- Generous parking supporting alternative uses
- Self-contained accommodation
- Currently closed
- Energy Rating D

LOCATION

The property occupies a prominent corner position in Wrightington Bar, close to Wigan and within easy reach of Preston and Bolton. Its strategic proximity to the M6 motorway enhances accessibility and visibility, making the site attractive for a wide range of commercial, leisure, or mixed-use redevelopment options. The surrounding area is experiencing ongoing regeneration and increased residential development, strengthening the long-term viability of alternative future uses.











DESCRIPTION

The site comprises a substantial detached two-storey building with rendered brick elevations beneath a pitched tiled roof, supported by a single-storey rear extension. Set within a plot of approximately 0.75 acres, the property offers significant footprint and flexibility for repurposing. Formerly operated as a destination dining venue, the building's size, configuration, and land area create a strong foundation for a variety of future schemes, subject to obtaining the appropriate planning consents.

INTERNAL DETAILS

The ground floor provides extensive open-plan accommodation formerly arranged to seat around 120 covers across four distinct trading zones. A central bar servery anchors the internal layout, and one section of the space can be partitioned for private events. Ancillary areas include a lower-ground cellar, fully equipped catering kitchen with walk-in refrigeration, an office, and additional storage via the large garage. The first floor contains a self-contained three-bedroom owner's apartment with a lounge, kitchen, and bathroom, accommodation that could be refurbished, reconfigured, or potentially incorporated into a wider redevelopment strategy.

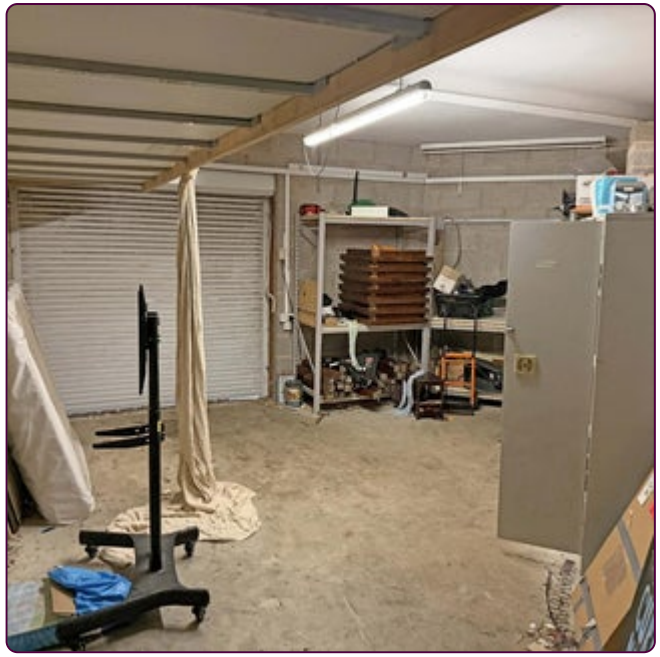
EXTERNAL DETAILS

Externally, the site benefits from substantial amenity space, including a large outdoor seating area capable of hosting around 60 covers and a car park accommodating approximately 70 vehicles, including dedicated disabled spaces. The generous external footprint enhances the property's suitability for redevelopment, with scope for expansion, new-build elements, or reimagining the existing layout, subject to planning approval.

THE OPPORTUNITY

With the business no longer trading, the site is now well positioned for a forward-thinking buyer seeking to unlock new value. Its strong roadside presence, substantial parking provision, and extensive internal floor area lend themselves to a variety of new uses, such as a branded hospitality concept, retail convenience hub, medical or care-related provision, or high-quality residential conversion. The area's ongoing population growth and infrastructure improvements further support future demand for alternative uses.

















DEVELOPMENT POTENTIAL

The c.0.75-acre plot provides extensive scope for redevelopment, subject to planning permission. Options could include partial or full demolition to enable new-build residential units, conversion into apartments, transformation into a mixed-use scheme, or repurposing for leisure, community, or commercial uses. The large car park and external trading areas offer additional flexibility, potentially enabling extensions, additional buildings, or reconfiguration of site access. Given the property's prominence and accessible location, there is significant potential to create a high-quality scheme that aligns with local planning objectives and emerging residential demand in the wider region.

COVENANT INFORMATION

ACV in place

BUSINESS RATES

Current rateable value is £21,500 from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.



Ground Floor



2nd Floor



1st Floor

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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