



15 Wigan Lane

Wigan WN1 1XR

Ground Floor Commercial Premises
52.20 SQM (561 SQFT)

£11,000 per annum

- Self contained ground floor retail/office premises
- Prominent unit in popular secondary location within an established mixed commercial/residential area
- On the fringe of Wigan town centre and within walking distance of all local amenities
- Suitable for a variety of uses subject to necessary consents

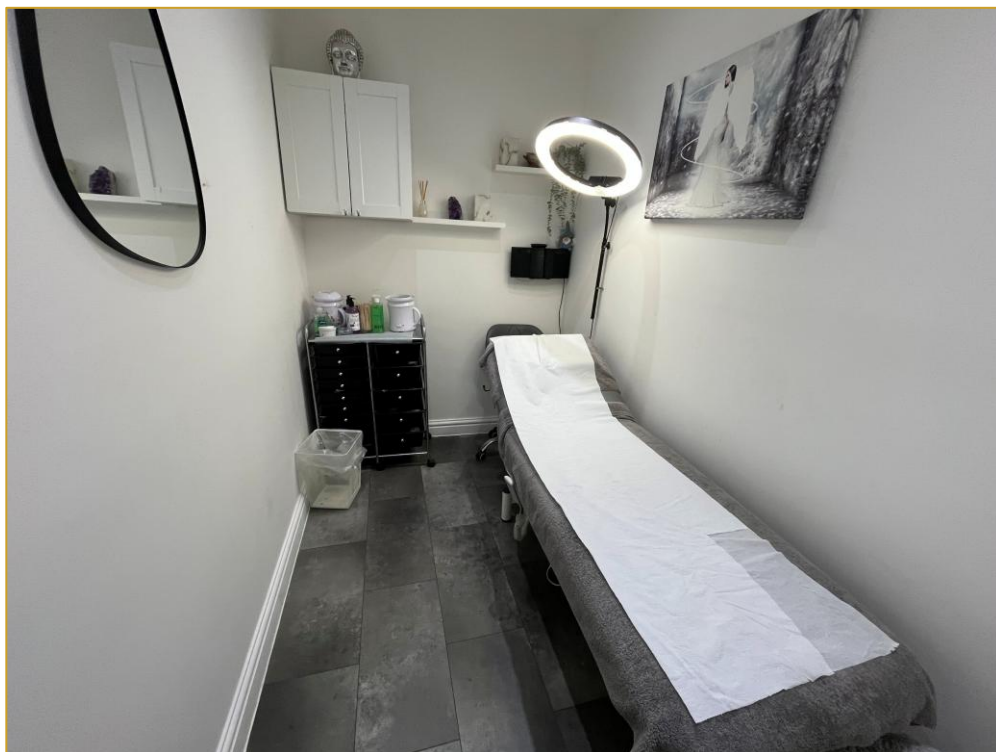
To Let

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e: info@parkinsonre.com

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Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

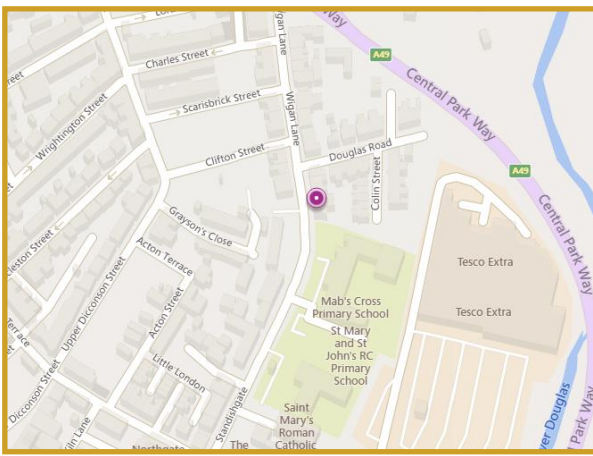
t: 01942 741800



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Location

The subject premises are located in the fringe of Wigan town centre adjacent to Mabs Cross Primary School and only a short walk to the main retailing area of Standishgate and Wigan town centre. The immediate vicinity is made up of a mixture of commercial occupiers to include charitable organisations and cafés along with traditional retail users including newsagents, hair salons and restaurant/takeaways.

Description

The ground floor self-contained retail unit is currently operated as a beauty salon and benefits from a bay-fronted window display and painted timber frontage. Internally, the accommodation comprises an open-plan reception and salon area to the front, with a series of treatment rooms situated to the rear. The unit is fitted to a good standard with painted and plastered walls, ceiling-mounted lighting, and carpeted floor coverings throughout.

Additional amenities include a kitchenette, WC and basement storage accommodation

Accommodation

The accommodation totals 562 sqft.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & premises	£8,700	£3,323.40 p.a.*

*The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

Terms

The property is available to let on a full repairing and insuring lease basis at a term in excess of 3 years. A deposit will be requested.

Rental

£11,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Landlord that VAT is not applicable on this transaction.

Legal Costs

The Landlord will provide a standard tenancy agreement however, if the tenant requires a formal lease then they will be responsible for both the Landlords and their own legal costs by way of an undertaking.

EPC

The property has an Energy Performance Rating of E-118 valid until August 2028.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to Contract

Ref: AG0896 May 2026

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Subject to contract

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