

Wallgate  
Wigan  
WN1 1JU



## SHOP TO LET

1,308.00 sqft (121.52 sqm)

### RENT

£1,500.00 Monthly

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TO LET WIGAN

### Property Highlights

- Ground Floor Retail With Basement
- Main Station To Centre Walking Route
- 12,000 Vehicles Passing Daily

### Description

Prominent premises in a beautiful character building with a ground floor retail space and basement support areas. Offering excellent visibility with good internal trading area, storage potential and flexibility for a wide range of retail, office or service uses.

- Rental: £1500 Per Month No VAT Payable
- Size: Ground Floor Approx. 780 Sq Ft
- Business Rates RV: £15,250
- Use: All Uses Considered
- Lease Terms: Negotiable
- Availability: Immediate

### Location

Wallgate is one of Wigan town centre's main routes, linking both train stations directly to the retail core and benefitting from commuter and shopper footfall, strong roadside presence and ongoing town centre regeneration investment. Great transport and motorway links and access to town centre car parks.

### Layout

