

WIGAN

38-40 Market Street, WN1 1HX

RETAIL UNIT TO LET

FLEXIBLE SHORT-TERM OPPORTUNITY



PROPERTY CONSULTANTS



Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,094	101.6
Basement/Vaults	784	72.92

Business Rates

Rateable Value (2023): £17,250

VAT and Costs

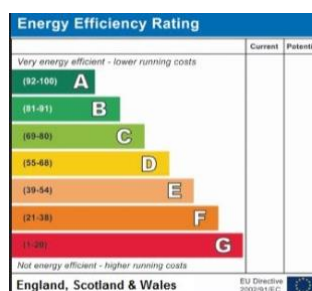
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



Location and Description

The property occupies a prominent position on Market Street adjacent to the main pedestrian entrance to Wigan Bus Station. The premises are directly opposite Billinge Arcade which is a gateway into the soon to be comprehensively remodelled Galleries Shopping Centre and Market. Other nearby occupiers include Poundland, Greenhalgh's Bakery, Galloways, World Choice Travel amongst others.

The property is arranged on ground and basement floors only.

Lease Details and Rent

The premises are available by way of a new flexible short-term lease, alternatively a more long-term arrangement can be negotiated. Further details are available upon request.

Rent on application.

All Enquiries

Elliott Gagan
egagan@ltlproperty.com
0161 260 0075

RETAIL UNIT TO LET

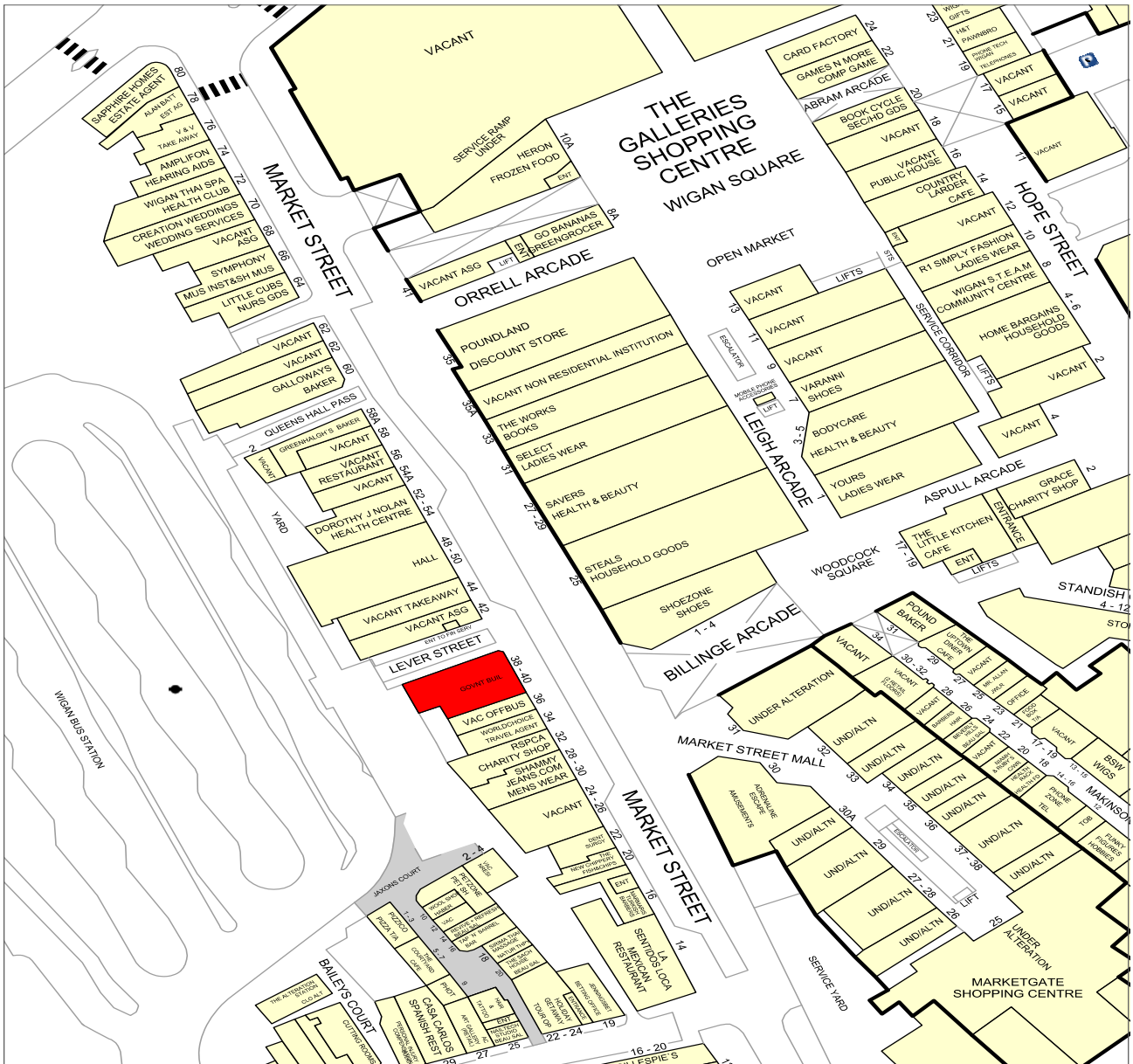
FLEXIBLE SHORT-TERM OPPORTUNITY



38-40 Market Street, Wigan, WN1 1HX



Wigan



Experian Goad Plan Created: 07/10/2021
Created By: LTL Property Consultants Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 60116011

April 2023. 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.