



9 Market Place

Wigan WN1 1PE

4 storey premises

278.00 SQM (2,992 SQFT)

£Rent/Price

on application

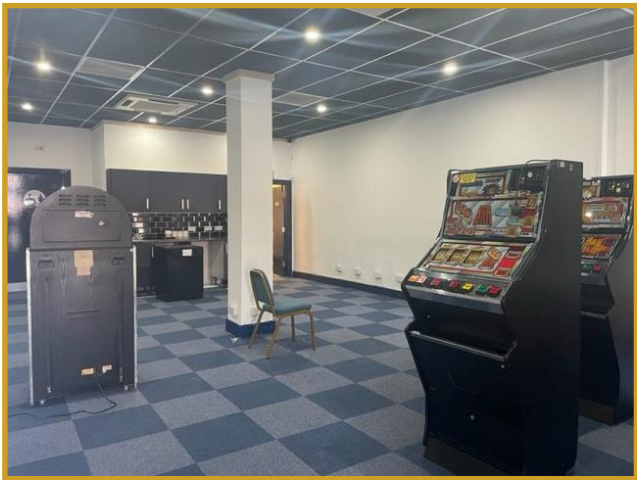
- Self-contained 4 storey premises in centre of Wigan
- Letting of the whole or part considered
- High levels of passing footfall
- Positioned in prime location within close proximity to train and bus stations
- Situated amongst recognisable and well regarded national operators

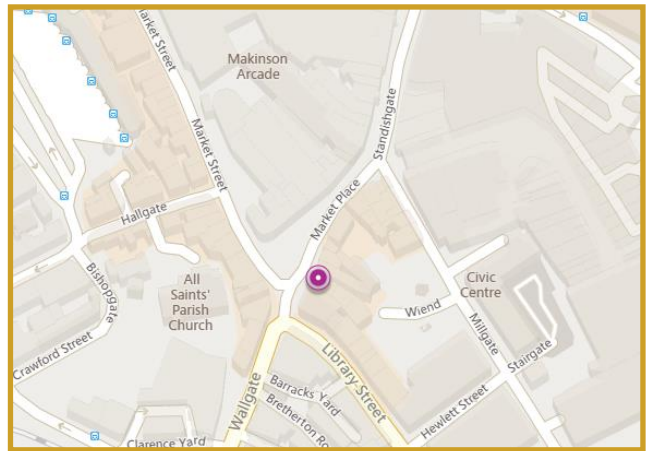
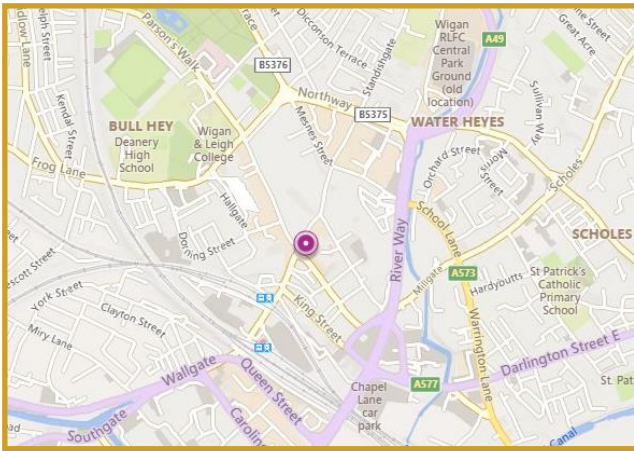
To Let
(May Sell)

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e: info@parkinsonre.com

www: parkinsonre.com





Location

The subject property sits directly fronting Market Place within the heart of Wigan town centre. Market Place forms part of the prime shopping area within the town, being close to the entrance of The Grand Arcade, a focal point of the town centre. Occupiers in close proximity include Wetherspoons, Lloyds Bank, Starbucks and other national and regional operators. The property is a short walk to the towns two train stations and bus station.

Description

The property comprises a 4 storey pavement fronting commercial premises providing ground floor open plan retail space, a basement and 3 upper floors. The property has benefitted air conditioning to the ground floor along with kitchen/WC facilities. Upper floors have historically provided for office and storage space. There is a separate access to the side of the building from the "Wiend" which could provide for the upper floors to be separately accessed and be self-contained. The ground floor is in good condition and save for specific requirements from an occupier is ready for immediate occupation. Upper floors are in basic condition and whilst suitable for storage purposes are also considered suitable for repurposing and upgrading for alternative uses.

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

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
GF Retail	76.50	823
FF Staff Room	13.40	144
FF Store/Office	64.00	689
FF WCs	2.40	26
SF Store/Office	77.50	834
TF Store/Office	44.20	476
TOTAL	278.00	2,992

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Shop & Premises	£27,750	£14,208 p.a.

Rental/Price

On application

Terms

The property is available to let as a whole or in part on terms to be negotiated and all enquiries will be considered. Our clients may also consider a sale of the freehold interest in the property (title number GM452521)

VAT

All figures are quoted exclusive of Value Added Taxation. We understand the property is not elected for VAT. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate, with a rating of D-90. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

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

Subject to Contract

Ref: AG0825 May 2025.

10 Beecham Court,
Wigan, WN3 6PR

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