

To Let



13-15 Millgate

Wigan WN1 1YB

Ground Floor Bar/restaurant premises/retail premises

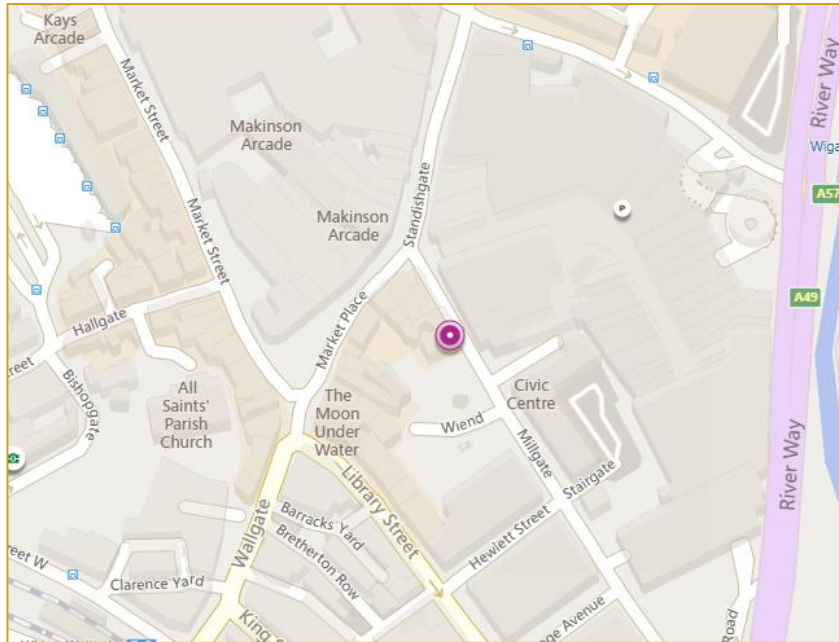
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Key Highlights

- **Former bar premises for a variety of uses such as services & retail**
- **Prime area of Wigan town centre where significant development is taking place**
- **Highly visible pavement fronting position with strong footfall potential**



Location

The subject fronts onto the pedestrian area of Millgate within the heart of Wigan town centre facing onto the new Civic development and having side elevation to open green space and gardens that sit amongst the conservation area and Wigan town hall buildings.

The property is 100 yard walk from the defined town centre with the entrance to the Grand Arcade and where the entrance will be to the new Fettle's development upon completion.



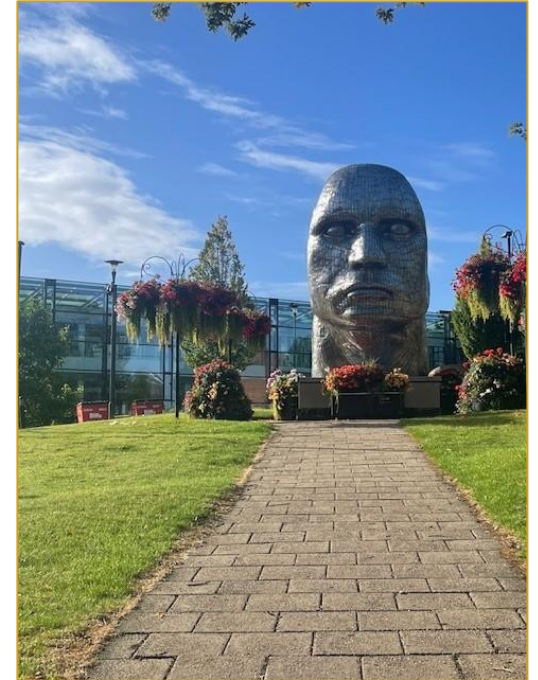
Description

The property comprises an attractive pavement-fronting building that was originally arranged as two self-contained units and has most recently been operating and occupied as a single bar and restaurant premises. The units benefit from two separate entrance doors from Millgate.

The building is arranged over three floors; however, the space available to let relates to the ground floor only, which is configured to provide bar and restaurant accommodation, a former kitchen area within the barn, storage and welfare facilities.



Additional Plans / Photos





Accommodation

The total accommodation offered is 90.19 sqm (969 sqft).



Rating

The property has an assessment for business rates however this assessment is no longer relevant as it reflected a larger premises than is currently offered for rent.

Interested parties should make their own enquiries to the Local Authority for details on rateable value and rates payable



Services

The property benefits connection to main services

Terms



The property is available to rent as a whole at terms to be negotiated. A deposit will be requested.





Rent

The property is available to rent at £30,000 per annum exclusive.



EPC

The property has an Energy Performance Rating of C-53 valid until October 2035.



VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be applicable on this transaction.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0854

Nov 2025

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ENQUIRIES AND VIEWINGS STRICTLY BY
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