



715 Ormskirk Road

Pemberton, Wigan WN4 8AQ

Commercial Premises

71.88 SQM (744 SQFT)

Rent **£9,600 p.a.**

- Situated in busy retail parade in Pemberton centre
- Access to private communal car park to the rear for employee/customer parking
- Fronting A577, arterial route from Wigan town centre to M6/M58 motorway
- Suitable for a variety of uses subject to planning

To Let
(May Sell)

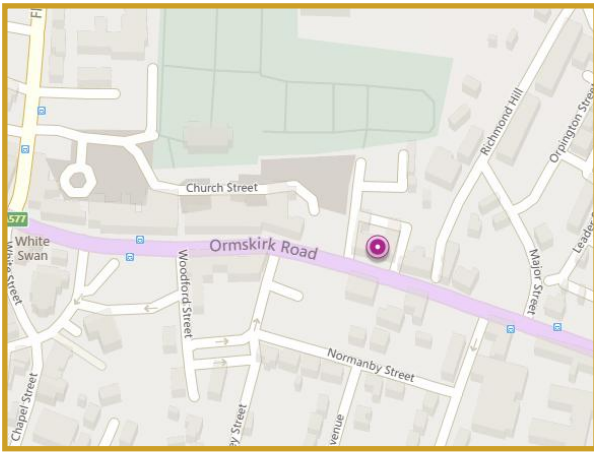
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject property occupies a prominent frontage position on Ormskirk Road (A577) within the established town centre of Pemberton. The premises form part of a well-established retail parade, benefitting from strong visibility and passing traffic. The property is further enhanced by the provision of free parking to the rear, in addition to access to a number of nearby off street car parks. Excellent connectivity is afforded via the M6 and M58 motorway networks, located approximately 1.5 kilometres to the west, whilst regular bus services along Ormskirk Road provide convenient links to Wigan town centre and the surrounding areas.

Description

The property comprises a two-storey premises, providing ground floor retail accommodation with ancillary storage and office space at first floor level. The premises were formerly utilised as a vape store.

The unit is considered suitable for a wide range of retail uses, subject to obtaining the necessary planning consents. Owing to its location, the property benefits from a high level of passing vehicular traffic and pedestrian footfall.

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

	SQM	SQFT
GF Retail	29.14	314
Kitchen	2.06	22
Storage	12.20	131
FF Stores	12.50	135
FF Ancillary	15.98	172

Rateable Value

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

	Rateable Value	Estimated Rates Payable
Shop & premises	£8,600	£3,715.20 p.a.

Terms

Available to rent on lease terms to be negotiated. A deposit will be requested.

Alternatively, our client may consider a sale.

Rent

£9,600 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. 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 a valid Energy Performance Certificate with a rating of C-67.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0891

April 2026

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Wigan, WN3 6PR

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Subject to contract

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