

Kay's Arcade, Market Street,  
Wigan WN1 1HX

to let

Retail space from circa 10.68 sqm (115 sqft)



From £750 per  
calendar month

- All inclusive rental
- Easy in and easy out terms on 12 month licences
- VAT exempt
- Small business rates relief qualifying
- Brand new development fronting Market Street and also opening onto Wigan bus station

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10 Beecham Court, Wigan. WN3 6PR

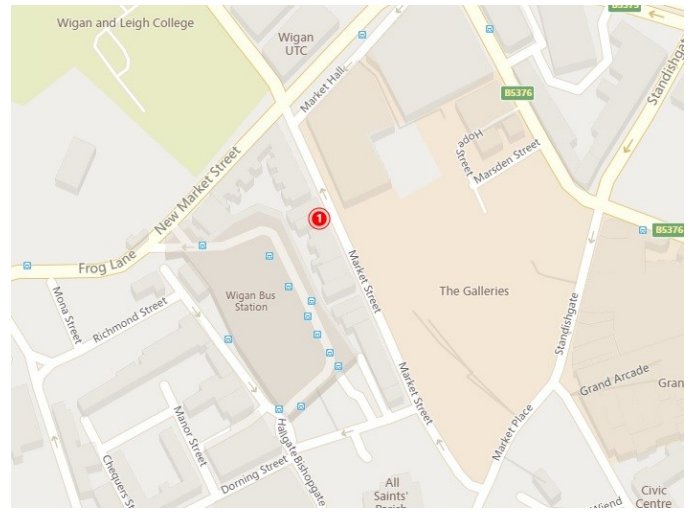
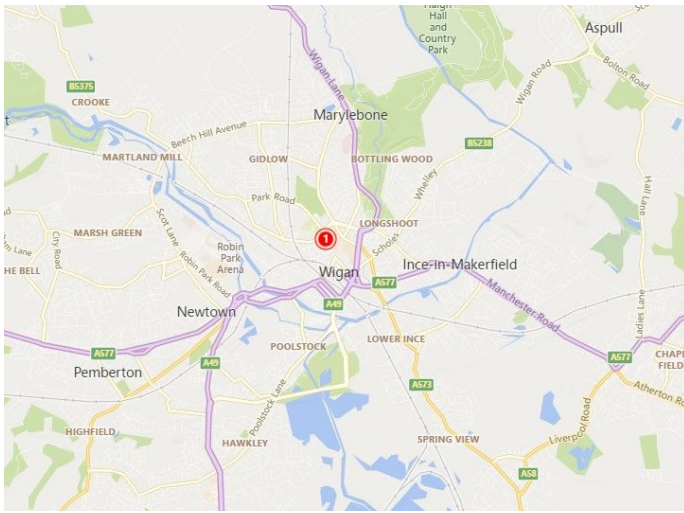
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## Location

Kay's Arcade is situated within Wigan town centre fronting Market Street and also opening out, to the rear, onto Wigans new bus station. The location is extremely busy with high levels of footfall being close to Wigan College, Wigan Youth Zone and other commercial uses which are predominately retail in nature.

The subject is located directly opposite the Galleries Shopping Centre which is a prime location within Wigan town centre and is soon to undergo a full redevelopment to provide large scale residential accommodation along with supporting leisure and retail facilities.

## Description

Kay's Arcade is a new development which has sympathetically restored this feature building to provide an arcade of 11 units focused on service and retail industries.

Kay's Arcade is ideally placed between the new proposed Fettle's development and Wigan's bus station and business occupiers of the arcade will benefit from this increasingly busy location within the town centre.

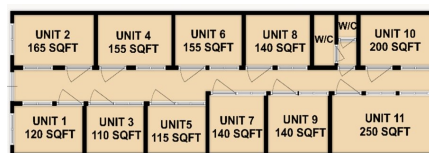
## Services

We understand the property benefits from mains drainage, water and electric. Please note no services or appliances have or will be tested prior to occupation.

## Availability

The property provides for the following approximate accommodation measured on a gross internal area.

Unit	SQM	SQFT	Rental
1	11.15	120	LET
2	15.33	165	LET
3	10.22	110	LET
4	14.40	155	LET
5	10.68	115	£750 pcm
6	14.40	155	LET
7	13.01	140	£800 pcm
8	13.01	140	£800 pcm
9	13.01	140	LET
10	18.58	200	£750 pcm
11	23.22	250	LET



## Terms

Flexible 12 monthly licences available.

## VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is not applicable.

## Legal costs

Each party will be responsible for their own legal costs incurred in any transaction and a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

## EPC

Copies of Energy Performance Certificates are available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Feb 2026 Ref: AG0599

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.