



56 Gidlow Lane

Wigan WN6 7DP

2 storey commercial premises
160.05 SQM (1,722 SQFT)

£7,500 per annum

- Prominent main road location
- Well presented office accommodation
- Available for immediate occupation

To Let

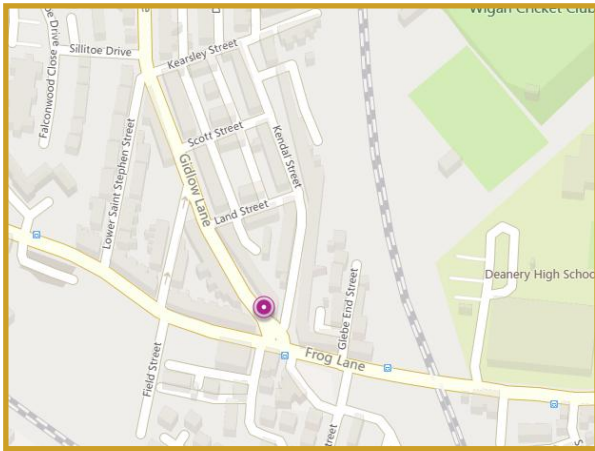
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property occupies a prominent position within the popular Gidlow area of Wigan, fronting a busy main road in a well-established residential neighbourhood. Wigan town centre is situated within walking distance, providing convenient access to a comprehensive range of retail, leisure and transport amenities. Free on-street parking is available immediately to the rear of the property.

Description

The property comprises a self-contained, two-storey end terraced office building providing well-presented and flexible office accommodation over both ground and first floors.

The ground floor features a welcoming reception area, while the first floor offers three private offices together with a kitchen, storage room and WC facilities.

The accommodation is carpeted throughout and finished with plaster painted walls, fitted with LED lighting, and benefits from gas-fired central heating via a combination boiler.

Excellent natural light enhances the working environment, making the property well suited to a variety of office and professional occupiers, subject to any necessary consents.

Accommodation

	SQM	SQFT
Reception	9.95	107
FF Office 1	36.20	390
FF Office 2	62.20	669
FF Office 3	33.80	364
Storeroom	4.30	46
Kitchen	13.60	147

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.

Rateable Value

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

	Rateable Value	Estimated Rates Payable
Shop & premises	£16,000	£6,112 p.a.

*Please note the Landlord is appealing the rating assessment

Rent

£7,500 per annum exclusive

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. 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-84 until July 2036.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0901

July 2026

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Subject to contract

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