



23 Wigan Lane

Wigan WN1 1XR

£11,400 per annum

Ground Floor retail premises
62.39 SQM (671 SQFT)

- Self-contained ground floor retail/office premises
- Useful, usable, basement ideal for storage
- Prominent unit in popular secondary location in mixed commercial/residential locality
- Suitable for a variety of uses subject to necessary consents

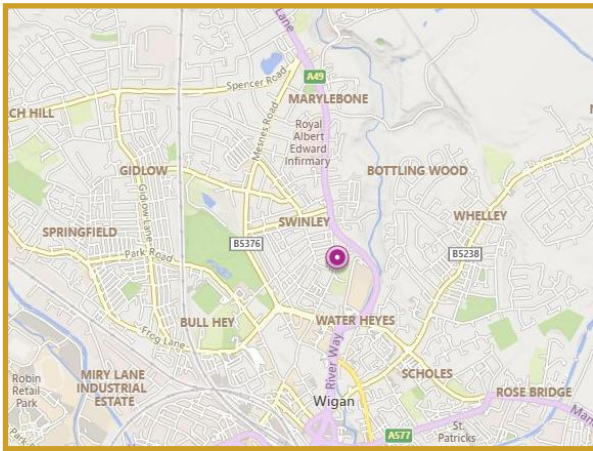
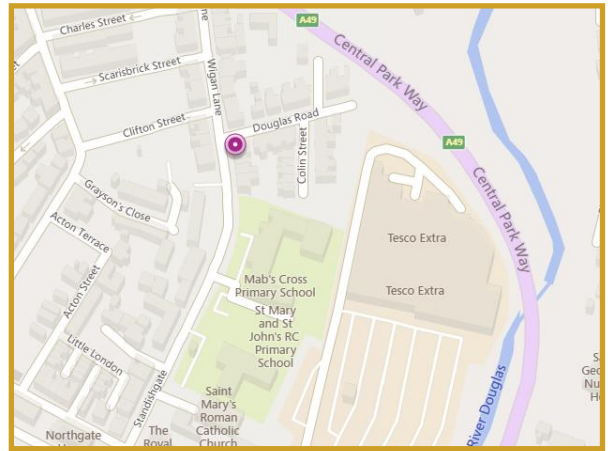
To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com





Location

The subject property is located on the fringe of Wigan town centre adjacent to Mabs Cross Primary School and only a short walk to the main retailing area of Standishgate and Wigan town centre. The immediate vicinity is made up of a mixture of commercial occupiers to include charitable organisations, cafes, hair salons, restaurant/takeaways, bars and newsagents.

Description

The premises comprise a corner positioned self-contained ground floor retail/commercial space with basement. The accommodation offers 3 separate rooms with a front retail space which benefits a return frontage and retail display window, a rear space suitable for a variety of uses and further space to the rear. A stairwell leads down to a full height dry and usable basement space which currently provides a WC and kitchenette facility along with 2 additional storage rooms.

Services

We understand mains services are connected to the property to include mains water, drainage, gas central heating and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Planning

The premises are deemed suitable for a variety of commercial and retail uses subject to any necessary planning consents. Interested parties should make their own enquiries with the local authority to ensure their proposed use meets with current planning permissions.

Accommodation

The property benefits the following accommodation

	SQM	SQFT
Front Room	28.97	312
Middle Room	18.97	204
Rear Room	14.45	155
Basement	32.53	350

Rateable Value

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

	Rateable Value	Estimated Rates Payable
Sunbed Centre & premises	£7,100	£3065 p.a.

Note: 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

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

Rent

£11,400 per annum exclusive (£950 per calendar month)

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is payable and will be charged at the prevailing rate.

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-88 until September 2032

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0918

Oct 2026

10 Beecham Court,
Wigan, WN3 6PR

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.