



For Sale
01942 741800



25 Library Street, Wigan, WN1 1NN

£900 Per Month

847.00 sq ft



Details

/// FIRST MONTH FREE

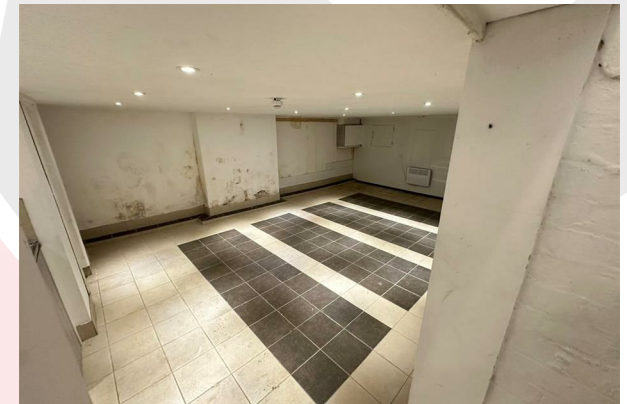
Amco Commercial are delighted to offer this eye-catching, glass-fronted retail unit in the heart of Wigan town centre, moments from the Town Hall and Wigan Life Centre, benefitting from strong footfall, passing traffic and excellent visibility onto busy Library Street. The premises sit within a parade of established occupiers including estate agents, solicitors, hairdressers and other professional services, making it an attractive location for brands looking for a town centre presence in a mixed commercial environment.

The retail accommodation is arranged over ground floor and basement, providing a total of 847sqft made up by approximately 43.32 sqm (466 sqft) of bright, open-plan trading space at street level with a generous full-height display window, LED downlighting and modern finishes ideal for fashion, beauty, clinic, gallery or professional service uses.

Directly beneath, a further 35.44 sqm (381 sqft) basement offers useful storage, stockroom or back-of-house space with ancillary kitchenette and WC facilities, helping to keep the main sales floor clean and customer-facing.

Customers benefit from nearby pay-and-display on-street parking, while Wigan Wallgate and Wigan North Western train stations are both within a short walk, ensuring convenient access for shoppers and staff from across the wider catchment area.

This adaptable retail unit forms part of a wider mixed-use block and can be combined with the offices above, creating a strong opportunity for an independent retailer or growing operator looking for prominent, cost-effective town-centre retail accommodation with additional office space in WN1.



Area Map



Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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