



25 Library Street, Wigan, WN1 1NN

£900 Per Month

1004.00 sq ft



Area Map



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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Details

Amco Commercial are delighted to offer this prominent glass-fronted retail premises occupying a highly visible position in the heart of Wigan town centre.

Situated just moments from Wigan Town Hall and Wigan Life Centre, the property enjoys excellent levels of passing pedestrian and vehicle traffic along busy Library Street.

The surrounding area is home to a well-established mix of occupiers including estate agents, solicitors, hairdressers and other professional businesses, creating an attractive trading environment for a wide range of retail and service operators.

The accommodation extends to a total of approximately 1,004 sqft (93.3 sqm) across ground floor and basement levels.

The ground floor provides 506 sqft (47 sqm) of bright, open-plan retail space featuring a full-height glazed shopfront, modern LED downlighting and a versatile layout suitable for uses such as fashion, beauty, healthcare, galleries, showrooms or professional services.

The basement extends to approximately 498sqft (46.3sqm) and provides valuable ancillary accommodation including storage, stockroom space, a kitchenette and WC facilities, allowing the ground floor to remain focused on customer-facing operations.

The property benefits from nearby pay-and-display parking, while both Wigan Wallgate and Wigan North Western railway stations are within easy walking distance, providing excellent accessibility for customers and staff travelling from across the region.

Forming part of a mixed-use commercial building, the premises also present an opportunity to lease the offices above by separate negotiation, creating an ideal solution for businesses seeking customer-facing retail accommodation alongside dedicated office space within one central location.

Viewing

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

