



32 Hallgate
 , Wigan, WN1 1LR
 Price Guide £135,000

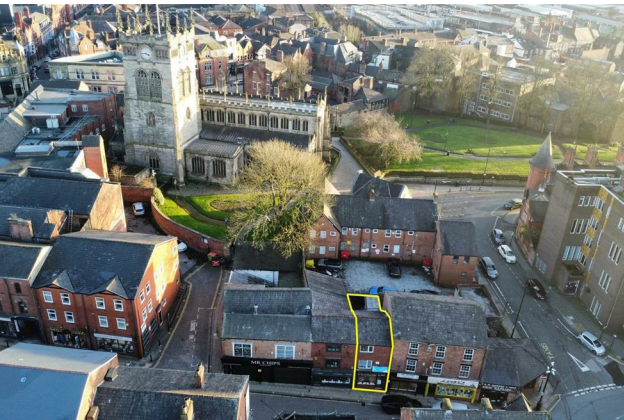
32 Hallgate, Wigan, WN1 1LR

An excellent opportunity to acquire a commercial premises in Wigan town centre, 32 Hallgate has operated as a successful hair and beauty salon for over 30 years.

The premises are within close proximity to Wigan Bus Station which is located 60 metres north of the property. Wigan Market is located approximately 120 metres north of the property, the market is subject to a proposed re-development as part of a £135m development which includes residential, leisure and hospitality facilities.

The premises at 32 Hallgate provide accommodation over three storeys with a total Gross Internal Area of 81m2 / 871sqft, externally there is a yard area.

The property is offered for sale Freehold, subject to vacant possession.



Ground Floor Retail Space 1
17'2" x 13'2" (5.24 x 4.02)

Ground Floor Retail Space
7'3" x 6'11" (2.23 x 2.12)

Ground Floor Tea Room

Ground Floor Retail Space
9'10" x 4'3" (3.01 x 1.32)

W/C

First Floor Retail Space
12'11" x 5'7" (3.96 x 1.71)

First Floor Office
7'4" x 5'10" (2.25 x 1.8)

Second Floor Retail Space
9'1" x 5'9" (2.77 x 1.77)

Second Floor Retail Space
9'3" x 6'11" (2.82 x 2.11)

Second Floor Retail Space
10'5" x 8'10" (3.18 x 2.71)

Rear Yard

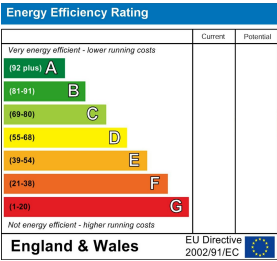
Area Map



Floor Plan



Energy Efficiency Graph



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