



£100,000

38-40 Hallgate, Wigan, WN1 1LR

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Well positioned on the popular Hallgate thoroughfare, 38-40 Hallgate represents an excellent opportunity for a commercial business.

Less than 100m from Wigan Bus Station and in close proximity to the town centre and the proposed £135 million redevelopment of The Galleries.

The property is available freehold (two HMLR titles) subject to vacant possession due to proposed retirement of the owner occupiers.

The building itself is brick built under pitched slate roof and benefits from mains services (water, drainage and electricity).

Retail Area

24'11" x 23'1" (7.61 x 7.05)

W/c

5'10" x 4'6" (1.78 x 1.38)

Kitchen

6'11" x 5'10" (2.13 x 1.78)

Cellar

Accessed from kitchen

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

