



To Let

Illustration purposes only – indication of proposed development

54a-58 Market Street & 2 Queens Hall

Wigan WN1 1HX

5 Individual commercial units available to rent

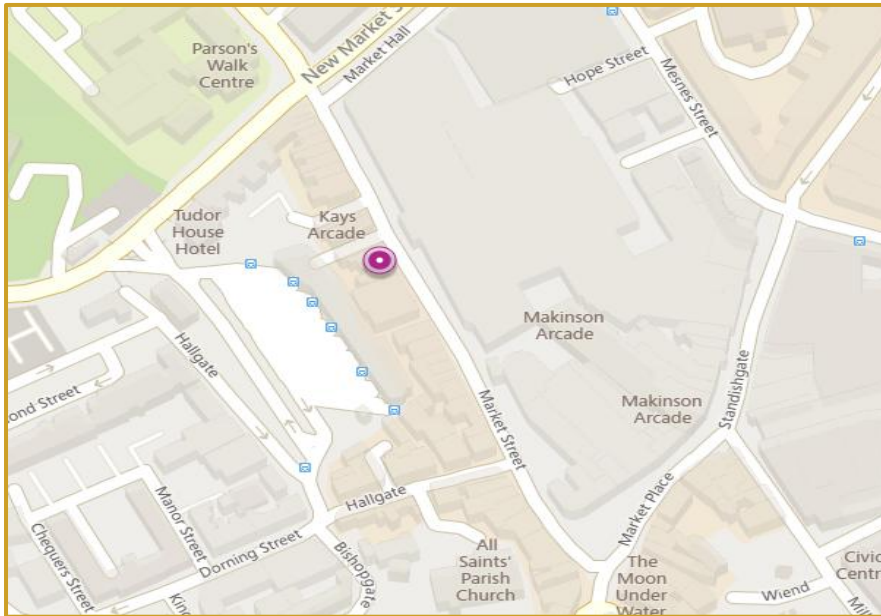
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Key Highlights

- **5 refurbished units**
- **Would suit various uses subject to necessary consents**
- **Prominent town centre location**
- **Open plan shell units ready for tenant fit out**
- **High levels of footfall with strong visibility**
- **Opposite the new “Fettlers” development**



Location

The properties occupy a prominent position on Market Street within Wigan Town Centre. The location benefits from high levels of pedestrian footfall being situated close to Wigan & Leigh College, Wigan Youth Zone, the bus station, the Grand Arcade Shopping Centre and Makinson Arcade. The properties also lie adjacent to the entrance of the new Fettlers mixed-use development, which will comprise a new market hall, Hampton by Hilton Hotel and a range of residential and commercial uses.



Description

The opportunity to lease fully refurbished and reconfigured retail accommodation, which will be let as a shell space, benefitting open plan accommodation with full height glazed retail frontage.

Each of the units have a wooden floor overboard, electric, water and drainage connections.



Services

We understand the units will benefit from mains drainage, water and electric. Please note no services or appliances have or will be tested prior to occupation.



Accommodation

The individual units are available as follows

54a MARKET STREET	SQM	SQFT
Ground Floor	52.14	561
Basement	35.25	379

56 MARKET STREET	SQM	SQFT
Ground Floor	66.26	713
Basement	35.38	381

58 MARKET STREET	SQM	SQFT
Ground Floor	51.29	552
Basement	32.47	349

58a MARKET STREET	SQM	SQFT
Ground Floor	37.71	405

2 QUEENS HALL	SQM	SQFT
Ground Floor	25.00	269



Rating

The units have the following entries in the April 2026 rating list

54a MARKET STREET	RATEBLE VALUE	ESTIMATES RATES PAYABLE
Shop & Premises	£6,200	£2,368.40 *

56 MARKET STREET	RATEBLE VALUE	ESTIMATES RATES PAYABLE
Shop & Premises	£7,400	£2,826.80 *

58 MARKET STREET	RATEBLE VALUE	ESTIMATES RATES PAYABLE
Shop & Premises	£6,700	£2,559.40 *

58a MARKET STREET	RATEBLE VALUE	ESTIMATES RATES PAYABLE
Shop & Premises	£6,400	£2,444.80 *

2 QUEENS HALL	RATEBLE VALUE	ESTIMATES RATES PAYABLE
Shop & Premises	£5,100	£1,948.20 *

*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 in many instances



Terms

Each unit is available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.



Rent

The rental price for each individual unit is available upon application



EPC

The units all have valid Energy Performance Certificates in place and details of these can be made available upon request.



Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction and a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation



VAT

All prices quoted are exclusive of VAT. We understand VAT is applicable and will be payable on any transaction.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0908

Sept 2026

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY
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