



LOCATION

Wigan is a popular commuter town located 16 miles northwest of Manchester City Centre, the Wigan borough has a population of approximately 345,000. The Winstanley Centre comprises approximately 18,000 sq.ft of retail and leisure space with 71 free parking spaces and featuring a prominent frontage onto Holmes House Avenue. The scheme features national operators such as Co-Op, Heron Foods and Bargain Booze alongside a range of quality regional and independent brands.

Wigan is major town centre within Greater Manchester and is positioned in close proximity to Liverpool. The town is served by two train stations providing services to both Manchester and Liverpool. In addition, Wigan has access to various bus routes with busses running every 15 minutes to destinations across greater Manchester from the subject property.

ACCOMMODATION

The premises provide the following approximate floor areas:

Ground Floor	57.88 sq.m	(623 sq.ft)
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TERMS

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

RENT

Rent upon application.

SERVICE CHARGE

The current service charge estimate is £1,036 per annum.

RATES

Rateable Value (April 2026) £12,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of 96 (D). A copy of the EPC is available upon request.

**SUBJECT TO CONTRACT,
VACANT POSSESSION
& WITHOUT PREJUDICE**

WIGAN

UNIT 12, THE WINSTANLEY CENTRE

RETAIL/LEISURE UNIT TO LET (Subject to Vacant Possession)

metis



REAL ESTATE ADVISORS

metis