

**Library Street
Wigan
WN1 1NN**



SHOP TO LET

430.00 sqft (39.95 sqm)

RENT

£700.00 Monthly

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TO LET WIGAN

Property Highlights

- Prominent town centre position
- Large shopfront window
- Open plan retail space

Description

This visible ground floor retail unit is located on Library Street in the heart of Wigan town centre, offering an excellent opportunity for independent retailers, service operators, or office users seeking an affordable and well-positioned premises. Previously operating as a barber shop, the unit provides open retail space to the front, a WC, and useful rear storage, making it suitable for a range of Class E uses.

The property benefits from a large shopfront window, strong street presence, and approximately 7,000 vehicles passing daily, supporting brand exposure. Positioned close to a mix of national retailers and established local traders, the unit sits within Wigan's ongoing town centre regeneration zone, benefiting from continued public and private investment into retail, leisure and residential development. The unit is available immediately.

- Rent: £700 per month (£8,400 per annum) Plus VAT
- Building Insurance: TBC
- Service Charge: TBC
- Business Rates: TBC (Small Business Rates Relief may apply)

Location

Fronting Library Street in Wigan town centre, the property is located close to national retailers, independent traders and key town centre amenities. The surrounding area continues to benefit from multi-million-pound regeneration schemes, including retail upgrades, public space improvements and new residential developments, increasing both footfall and long-term trading potential.

Library Street provides strong visibility, easy access for customers, and convenient links to nearby car parks, public transport, and the wider town centre shopping district.

Layout