



Unit 5 Borsdane Precinct

Borsdane Avenue, Hindley WN2 3QN

Self-contained ground floor premises
91.14 SQM (981 SQFT)

£15,000 per annum

- Suitable for a variety of uses (subject to necessary consents)
- Modern retail precinct of 5 units
- Large car park and service area for the benefit of the precinct
- Serves a densely populated residential catchment
- Benefits good pedestrian footfall and passing trade

To Let

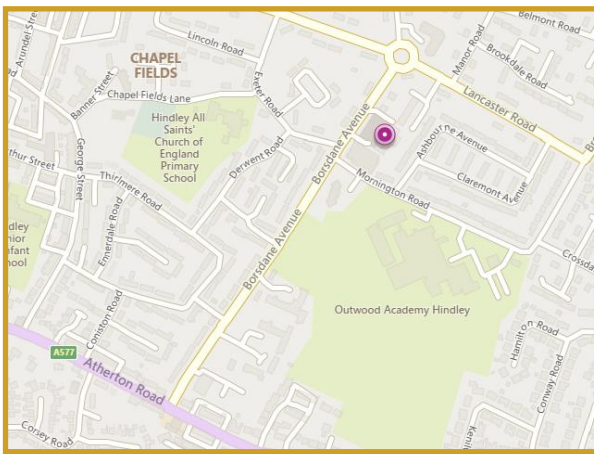
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property occupies a prominent position within Borsdane Precinct on Borsdane Avenue, Hindley, approximately 3 miles south-east of Wigan town centre and within easy reach of Junction 5 of the M61 motorway. The precinct serves the surrounding residential neighbourhood and benefits from regular pedestrian footfall together with convenient car parking. The location provides an accessible and well-established trading position, making it suitable for a range of retail, or service-based occupiers.

Description

The unit provides a well-appointed shell retail unit with a rear storage area, welfare facilities and a kitchen. The property further benefits from a substantial car park and a large, secure, service yard with a rear access door providing direct access into the unit from the yard.

The parade comprises four other commercial units, anchored by a SPAR convenience store. Other established occupiers include Coral, Galloways and a pharmacy, creating a well-established neighbourhood retail destination that benefits from regular customer footfall.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property provides circa 91.14 sqm (981 sqft of accommodation

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & premises	£11,250*	£4,297.50 p.a.

*The rateable value is presently below the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

Rent

£15,000 per annum exclusive

Service & Management Charge

All shops in the precinct are subject to an annual service and management charge. Estimated charge for this unit is circa £506 p.a. (plus VAT).

Insurance Charge

An annual insurance contribution is payable by the tenant. Estimated charge for 2026 is circa £330 (plus VAT)

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is payable and will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of B-30 until July 2036

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0904

August 2026

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Wigan, WN3 6PR

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Subject to contract

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