

# Moorside Shopping Precinct Moorside Aspull WN2 1XW



## SHOP TO LET

613.00 sqft (56.95 sqm)

### RENT

£475.00 Monthly

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### Property Highlights

- 1st Floor Working Space
- Prominent Visible Position
- Well Designed Space

### Description

Available NOW open plan 1st floor space with loads of on-street parking. Perfect as an office, studio, workshop and many possibilities, all considered. Great location with fantastic space for your brand TO BE SEEN on a very busy road. Viewing a must!

- Open Plan with Office/ Treatment Room, Storage, Kitchen and WC
- Building Insurance: approx. £250 PA
- No VAT & Service Charge TBC
- Qualifies for Small Business Rates Relief
- Negotiable Terms

### Location

The property is situated in the centre of Aspull, approximately 2.5 miles north east of Wigan Town Centre. Aspull is a popular area of Wigan and the property is situated in the village centre with its main frontage to Scott Lane, the main road running through Aspull. Excellent links to motorway (M61) make this location highly popular.

### Layout

