

**Manchester Road  
Wigan  
WN2 2EA**



## **SHOP TO LET**

550.00 sqft (51.10 sqm)

### **RENT**

£700.00 Monthly

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### **Property Highlights**

- Fantastic Visibility for Your Business
- Within a Retail Parade
- New Flooring & New Shop Front

### **Description**

Lovely bright shop currently undergoing refurbishment, the space will have a new shop front, new flooring, an open plan shop floor, electric shutters, WC and rear access with parking.

- Size: 550 SQ FT (51 SQ M) •VAT: N/A
- Term: Minimum 3 Years •Usage: Class E
- Rateable Value: TBC (qualifies • No Service Charge for small business rates relief) Building Insurance: TBC

### **Location**

Fronting Manchester Road in Ince, this prominent retail space enjoys high passing traffic and a prime position within a parade, close to KFC and surrounded by thriving businesses. Situated in a densely populated area with parking, excellent bus links, and just minutes from the train station and Wigan town centre, making it convenient for customers and staff.

### **Layout**

