

# Northern Diver Building Appley Lane North Appley Bridge Wigan WN6 9AE



## SHOP TO LET

575.00 sqft (53.42 sqm)

### RENT

£750.00 Monthly

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### Property Highlights

- Ground Floor - Appley Bridge Unit
- Perfect Starter Premise
- Flexible space: All Uses Considered

### Description

Rarely available self-contained GROUND FLOOR Retail / Office / Studio to rent in a very popular and well maintained business centre. All uses considered, perfect for customer facing service businesses or simply as a lovely work space for you & your employees. The unit has an electric shutter, storage area, kitchen & WC.

- Size: Approx. 575 SQ FT
- Rent: £750 per month
- Lease term: Min 3 Year
- VAT: At the prevailing rate
- Service Charge: 10% of headline rent

### Location

The Northern Diver building is located in the lovely and popular Appley Bridge. The site is a healthy mix of retail, light industrial, and office space, adjacent to Appley Bridge Train Station and just a few minutes from J27 of the M6

### Layout

