

# Kay's Arcade Market Street Wigan WN1 1HX



## SHOP TO LET

250.00 sqft (23.23 sqm)

### RENT

£1,000.00 Monthly

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### Property Highlights

- Low Start Up Costs: Trade From Day One
- Outside Seating Area
- Close Proximity to University & Offices

### Description

Business opportunity to open a coffee shop on the new bus depot and set within a newly developed town centre shopping arcade. There is space for some outdoor seating at the front, some equipment including fridges is included and there are NO UTILITY BILLS.

- Rent: £1000 Per month
- Size: 250 SQ FT (approx.)
- No VAT, NO service charge, NO utilities bills
- Qualifies for small business rates relief

### Location

Brand new to the market is a historic and beautifully restored shopping arcade set on the new Bus Depot through to Market Street. Kay's Arcade houses 11 units all ideal for service based traders and local retail. Situated near Wigan College, Youth Zone, Wigan Council offices and the new galleries residential development coming soon, Kay's Arcade is a must for any small business.

### Layout

