

Clapgate Lane  
Wigan  
WN3 6RN



## SHOP TO LET

632.00 sqft (58.71 sqm)

### RENT

£888.34 Monthly

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TO LET WIGAN

### Property Highlights

- Prime Location Within Established Parade
- Busy Road Daily Traffic Count 4000
- Customer Parking at the Front

### Description

Grade A 630 SQ FT Retail premise, traded as a hairdressers for 25 years.

Comprises of large shop windows, open plan shop/ salon floor, beauty room/ office, kitchen, WC and rear access. Viewing a must, units with in the parade rarely available.

- £10,660 Per Annum
- Rateable value of £7700: qualifies for full small business rates relief
- Lease Term: Lease assignment (Premium Applicable)
- No Vat

### Location

Situated on a busy road in a residential area, the unit is within a popular shopping parade and benefits from excellent visibility and footfall. With neighbouring businesses such as Greenhalgh's, Morrisons and busy takeaways, this location offers a prime opportunity for retailers. The site has excellent transport links and a strong local community.

### Layout

