

# Arcade Street Wigan WN1 1DE



## SHOP TO LET

428.00 sqft (39.76 sqm)

### RENT

£625.00 Monthly

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# TO LET WIGAN

### Property Highlights

- Less than £145 a Week
- Start Trading Instantly
- Attractive Lease Terms

### Description

This well appointed self contained retail unit is available for immediate occupation. Previously a successful barber shop, the space offers a flexible 385 sq. ft. shop floor, plus a kitchen and WC. Ideal for a variety of businesses, including retail, service-based industries, and office use.

- Affordable Rent: £625 per month
- Small Business Rates Relief Eligible
- 3-Year Lease with No Service Charge or VAT

### Location

3 Arcade Street is a discreet yet central location in Wigan Town Centre, just off Library Street and situated next to a vibrant music venue and bar, plus opposite a popular café. With upcoming developments nearby and easy access to the town's main attractions, amenities and transport links, this location offers significant potential for growth and success.

### Layout

