

**Mr Chips  
Hallgate  
Wigan  
WN1 1LR**



## SHOP TO LET

1,550.00 sqft (144.00 sqm)

### RENT

£2,000.00 Monthly

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**TO LET WIGAN**

### Property Highlights

- Established Cafe Location
- Fantastic Brading / Advertising Space
- Beautifully Presented Shop

### Description

This double-fronted commercial retail/takeaway premise, now available previously traded as a well-known and much-loved chippy and cafe for over 20 years. This presents a unique opportunity to capitalise on a site with a long-standing reputation and loyal customer base. It offers a ground-floor layout with the possibility for first-floor expansion, making it versatile for various business ventures. The premises included nearly 1000 sq ft of retail / cafe space. customer and staff toilets, a kitchen, prep area, office and a separate storage unit. This fantastic space is beautifully presented and primed for a food business, allowing for a quick and easy start-up, enabling you to begin trading rapidly, viewing a must.

- Rent: £24,000 per annum
- Rates: Rateable Value £16,000
- VAT: No VAT applicable
- Service Charge: No service charge

### Location

Situated in the heart of Wigan town centre, this premise benefits from its proximity to the multi- million pound ongoing regeneration of the town centre. The area is undergoing a dynamic transformation, creating a vibrant scene with diverse retail, leisure, residential and commercial spaces.

Wigan, part of the Greater Manchester region with its 4 million+ population, enjoys excellent transport links and access to the motorway network connecting to major North West cities. The property is opposite the bus interchange and a few mins Wigan's train stations.

### Layout

