

**Royal Arcade
Standishgate
Wigan
WN1 1QH**



2,128.00 sqft (197.70 sqm)

RENT
£2,708.33 Monthly

To View Contact:
Trish Zielinska
trish@toletwigan.co.uk
01942 734748
www.toletwigan.co.uk

TO LET WIGAN

Property Highlights

- Established Cafe Trading Since 2013
- Fully Equipped Cafe Ready
- NO Premium: Fantastic Opportunity

Description

Previously a busy cafe, this two-story unit (1064 sq ft ground, 1064 sq ft first) benefits from significant foot traffic and excellent visibility. This ready-to-operate cafe includes a full inventory of equipment and offers extensive internal seating capacity, complemented by valuable outdoor space. This is a fantastic opportunity to re-establish a successful cafe business in a prime high street position.

Rent: £32,500 PCM plus Vat

Service Charge: £3,534.40 per annum

Building Insurance: £1,060.03 Per Annum

Location

Set prominently in the main shopping area of Wigan Town Centre, The Royal Arcade is a stunning Victorian Style indoor shopping arcade with a diverse variety of businesses.

Layout

