



## 25 & 27 Library Street

Wigan WN1 1NN

Ground Floor Retail Premises &  
Upper Floor Offices

**£17,000** per annum  
as a whole

- Prominent main road fronted ground floor retail as well as upper floor office premises.
- Close to Wigan Life Centre and all local amenities
- Short walk to both national and regional train stations
- Available to let as a whole or individually

# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

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www: [parkinsonre.com](http://parkinsonre.com)



25 Library Street



25 Library Street



Upper Floors, 27 Library Street



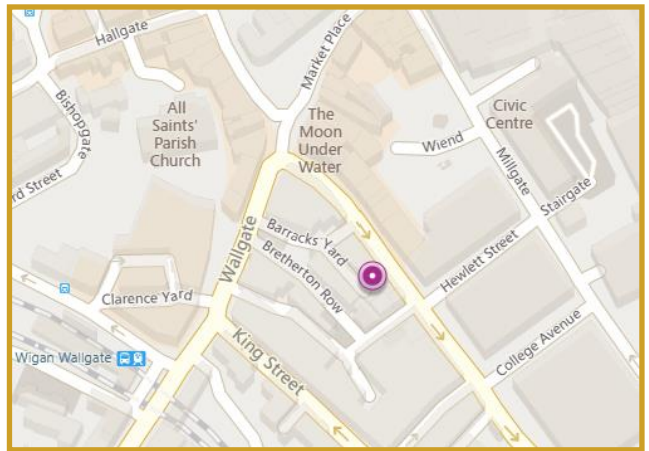
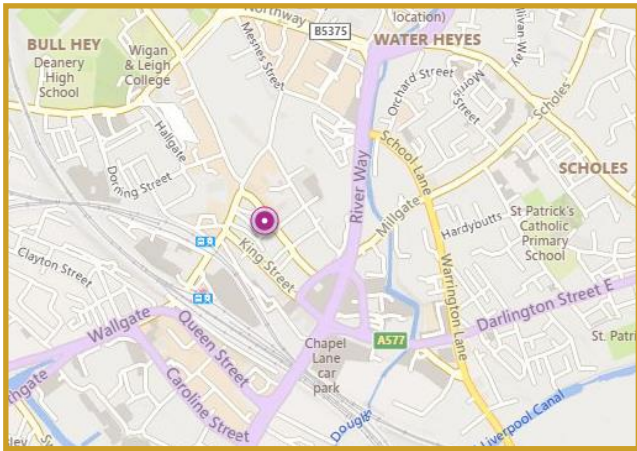
Upper Floors, 27 Library Street



Upper Floors, 27 Library Street



Upper Floors, 25 Library Street



## Location

The subject property is situated fronting Library Street close to the Town Hall, Wigan Life Centre and all local amenities. The premises benefits good levels of passing traffic and footfall due to its central location and is a short walk from both national and regional train stations. Library Street is home to a number of professional occupiers including estate agents, solicitors, hairdressers and other service providers. Pay & display on street car parking is available nearby.

## Description

The subject comprises a ground floor retail unit (along with basement) together with separately accessed upper floor offices over 1<sup>st</sup> and 2<sup>nd</sup> floors. The ground floor retail and upper floor offers are currently being marketed to let either as a whole or on an individual basis

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

25 Library St	SQM	SQFT
No. 25 - GF Retail	43.32	466
No. 25 - Basement	35.44	381

27 Library St	SQM	SQFT
FF Offices	73.40	790
SF Offices	22.00	237

## Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

25 Library Street	Rateable Value	Estimated Rates
Shop & Premises	£8,900	£4,441.10 p.a.

27 Library Street	Rateable Value	Estimated Rates
Offices & Premises	£7,100	£3,542.90 p.a.

## EPC

Copies of Energy Performance Certificates can be made available.

## Terms

The premises are available to let as a whole on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested. Alternatively, the premises can be let on an individual basis.

## Rental

£17,000 per annum exclusive as a whole

If let individually: 25 Library Street: £10,400 per annum exclusive 27 Library Street: £8,100 per annum exclusive

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to Contract

Ref: AG0829.2 May 2025.

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)



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### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

**MONEY LAUNDERING REGULATIONS** - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.