



454 Ormskirk Road

Pemberton, Wigan WN5 9DG

Retail Premises

91.80 SQM (988 SQFT)

£12,000 per annum

- Prominent main road fronted retail unit on busy commuter route in and out of town
- Situated in densely populated residential area
- Close to J26 of the M6/M58 motorways

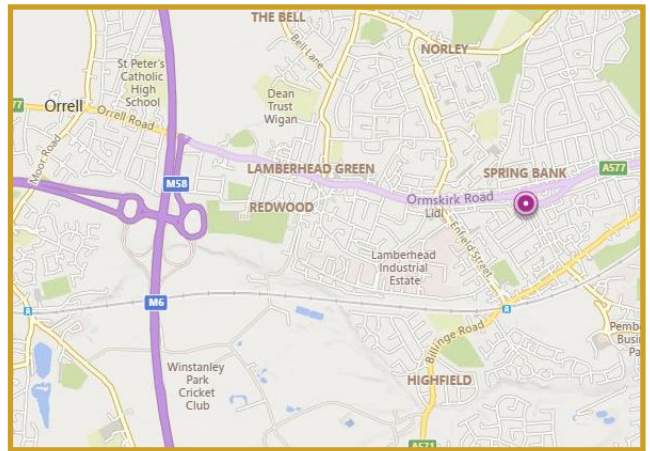
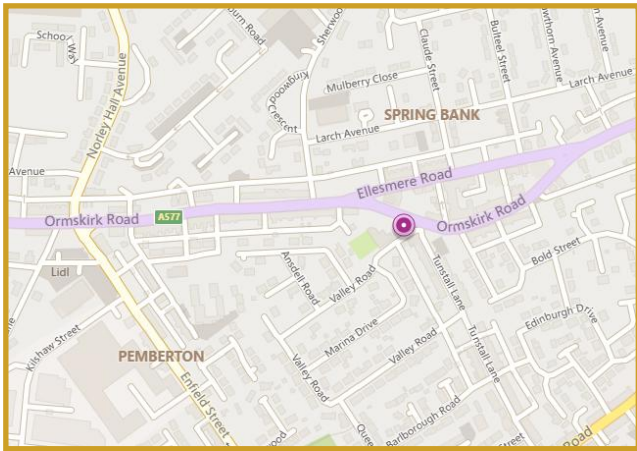
To Let

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e: info@parkinsonre.com

www: parkinsonre.com





Location

The property is situated on the fringe of Pemberton centre amongst other commercial occupiers and residential housing. The unit benefits high levels of passing traffic on the A577 which links Wigan town centre to Pemberton and J26 of the M6 and M58 interchange.

Description

The subject comprises a ground floor retail space and has most recently been utilised as a fruit and fresh produce retail outlet. The accommodation provides L-shaped retail space with ancillary accommodation including a loading area and staff WC. To the rear of the retail space is a fully enclosed yard area. This yard area benefits a block-built store with a fixed steel frame profile sheet covered lean-to structure. The yard area is gated and is accessed via Belle Vue Street.

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 been tested prior to completion

Accommodation

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

	SQM	SQFT
GF Retail	60.30	649
GF Storage	15.40	166
Covered External Storage	16.10	173
TOTAL	91.80	988

Business Rates

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.

	Rateable Value	Estimated Rates
Shop & Premises	£10,000	£4,999 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£12,000 per annum exclusive.

Planning

The premises are understood to benefit planning consent for retail use however are considered suitable for a variety of similar uses subject to gaining of any required consents. Enquiries regarding alternative use should be made directly to Wigan Council Planning Department.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is payable on this transaction. 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.

EPC

An Energy Performance Certificate will be provided in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0835 July 2025

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Wigan, WN3 6PR

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