



**69 Wallgate**  
**Wigan WN3 4EA**

Commercial Premises  
472.50 SQM (5,086 SQFT)

**£40,000 per annum**

- **Prominent road fronting corner position**
- **Trade counter and warehouse facility**
- **Parking available close by**
- **Walking distance to town centre and all amenities**

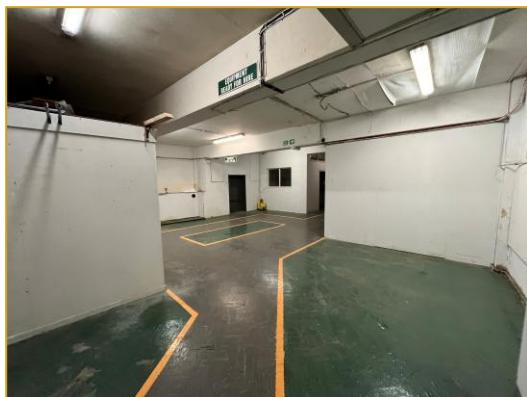
**To Let**

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## Additional Plans / Photos



10 Beecham Court,  
Wigan, WN3 6PR

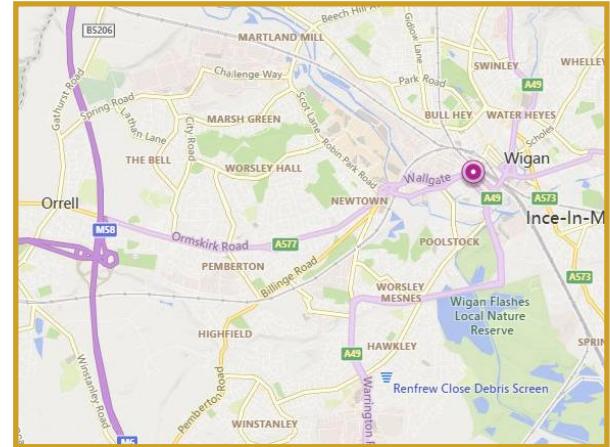
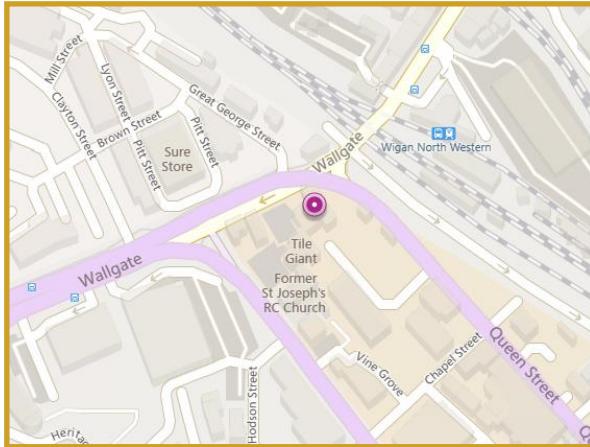
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## Location

The property occupies a prominent position on Wallgate, a principal route providing direct access into Wigan town centre and the wider road network. The surrounding area comprises an established commercial retail environment, with a mix of trade counter units, light industrial premises, warehouses, and supporting commercial uses. The location offers good connectivity with convenient links to the M6 and M58 motorways approximately three miles away, facilitating efficient regional distribution.

## Description

The property comprises a detached trade counter and warehouse facility, previously occupied by Speedy Hire prominently positioned on a corner plot at the Wallgate junction. The building is of traditional brickwork construction beneath a part flat, part pitched roof. Internally, the accommodation includes a front-facing trade counter area with an adjoining private office, beyond which is a store area incorporating ancillary facilities including WC provision and staff kitchen. To the very rear of the building is an open plan workshop with stores incorporating an opening through to an adjoining further warehouse area. This warehouse area benefits from loading access via a full-height metal roller shutter door, opening onto an external service yard providing loading, unloading and on-site parking.

## Accommodation

	SQM	SQFT
Trade Counter & Office	78.10	841
Store & Ancillary Accommodation	117.70	1,267
Workshop	73.00	786
Warehouse	203.70	2,192

## 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

## Rateable Value

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. Tenants who qualify will benefit from small business rates relief, meaning no business rates payable

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£23,750	£11,851

N.B. From 1<sup>st</sup> April 2026 the rateable value is to increase to £29,500

## Rental

£40,000 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.

## EPC

The property has a valid Energy Performance Certificate until July 2032 with a rating of D-91.

## Enquiries & Viewings

Strictly by appointment with the agents

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

Tel: 01942 741800

## Subject to Contract

Ref: AG0871 Jan 2026.

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## Subject to contract

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