



40 High Street

Standish, Wigan WN6 0HF

Retail Premises

56.40 SQM (607 SQFT)

£13,500 per annum

- Prominently positioned, well presented commercial space
- Prime position within Standish centre
- Prominent side elevation providing potential for advertising
- Self-contained 2 storey premises with adaptable open plan space

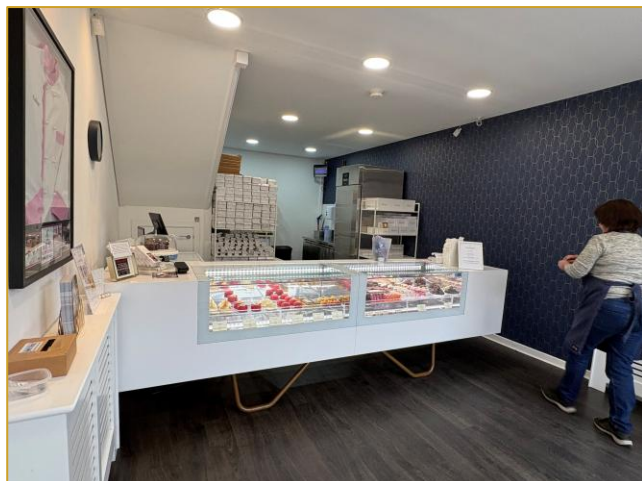
To Let

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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

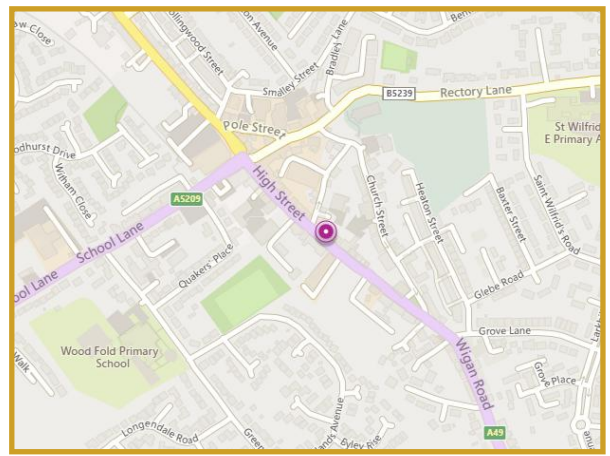
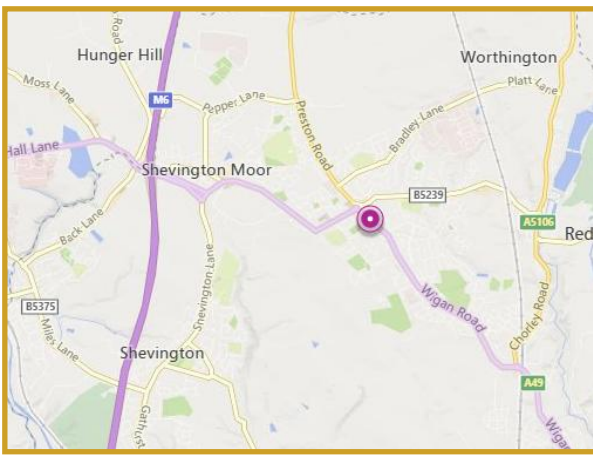
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Location

The property occupies a prominent position in the centre of Standish, fronting High Street, close by to amenities and commercial occupiers including retail outlets, service providers, doctors surgery and pharmacy. Standish is a township to the north of Wigan which is well served by the M6 motorway at J27 and benefits a good quality centre providing administrative, public, financial and retail service providers. Further afield, within Wigan, is a wider range of amenities and services as would be expected for a town of this size.

Description

The property comprises a 2 storey end terrace commercial unit that has been utilised in a retail capacity but considered suitable for a variety of other commercial uses. The ground floor is open plan in nature and benefits a retail display frontage and pedestrian entrance. To the rear of the ground floor is a stairwell providing access to the 1st floor and a rear access door leading out onto a small yard area.

At 1st floor the accommodation is again open plan within which is a kitchenette area and to the rear is a WC with wash hand basin.

Services

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

Accommodation

Measured on a net internal area basis

	SQM	SQFT
GF Sales Area	30.10	324
FF Office/ Preparation area, kitchenette & WC	26.30	283
TOTAL	56.40	607

Rateable Value

The property has the following entries in the 2026 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
Shop & Premises	£5,800	*£2,505.60 p.a.

Planning

The property was previously used for retail purposes and the premises are considered suitable for similar uses plus service offerings and like subject to confirmation. Interested parties are advised to make their own enquiries with Wigan Planning Department in respect of their proposed use for the premises.

Rental

£13,500 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We have been advised that VAT is not applicable on the 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

The property has a valid Energy Performance Certificate until February 2030 with a rating of B-45.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0887 April 2026.

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Wigan, WN3 6PR

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Subject to contract

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