



9-11 Library Street

Wigan WN1 1NN

Retail/Office Premises
276.28 SQM (2,974 SQFT)

£Rent/Price on
application

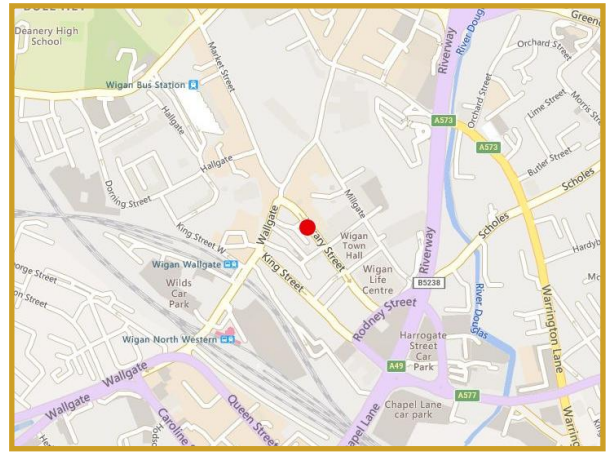
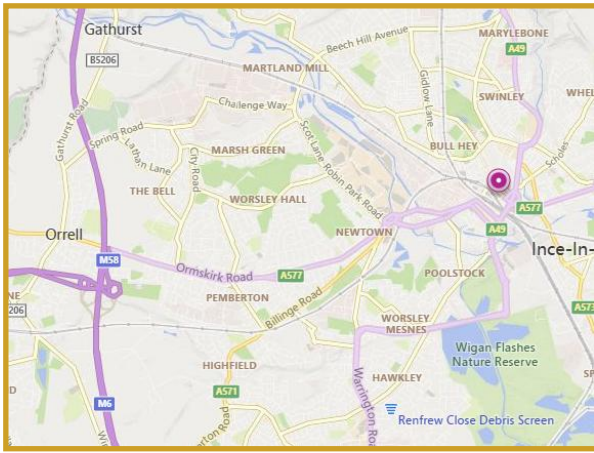
- Popular town centre location
- An area benefiting significant regeneration
- Available immediately
- Flexible 2-storey accommodation

To Let
(May Sell)

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



Location

The property is located fronting Library Street in the heart of Wigan town centre. The unit is situated within an established commercial location where there are numerous business users including specialist retailers, leisure uses, and service providers. The property is located within walking distance of the towns 2 main railway stations, bus station and ample public car parking. Some on street parking is available by way of metered bays to Library Street. Wigan benefits excellent road connectivity via the M6 and M61 motorways and excellent public transport via both the national and regional train stations and new bus station.

Description

The premises comprise a 2 storey mid terrace property with brick elevations under a double pitched slate roof with the benefit of a large display frontage together with basement storage. Internally, the accommodation provides repurposed retail space at ground floor that has been utilised as a tanning salon. At 1st floor the space has also been utilised as additional tanning salon accommodation that has been repurposed from previous uses as offices. The 1st floor space also provides staff welfare facilities and mess accommodation.

Services

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

Accommodation

	SQM	SQFT
Ground Floor	109.68	1,1181
First Floor	108.70	1,179
Basement	57.90	623
TOTAL	276.28	2,974

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£20,250	£7,735 p.a.

Rent

On application

Price

Our clients may consider a sale and the price is available on application

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term. Alternatively our clients may consider a sale.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by our client that that VAT will be applicable and payable 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.

***Please note any ingoing tenant or purchaser will be required to pay an administration cost to the marketing agent to include anti-money laundering checks**

EPC

The property has an Energy Performance Certificate with a rating of E-112 valid until June 2029

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0911

Sept 2026

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

www: parkinsonre.com

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.