

69 Wallgate

Wigan, WN3 4EA

Commercial Premises – 473 sqm (5,086 sqft)

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Key Highlights

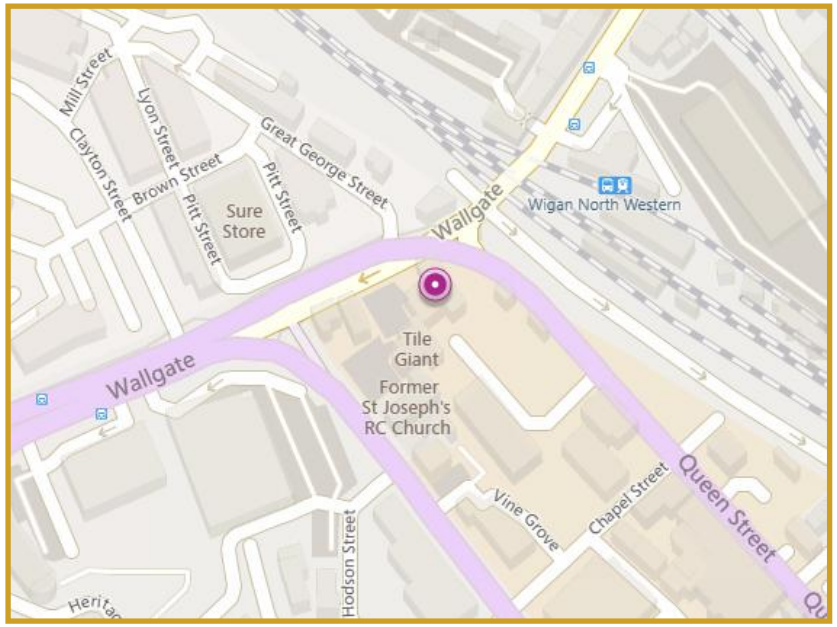
- **Prominent arterial road fronting corner position**
- **Trade counter and warehouse facility**
- **Alternative uses considered (leisure/ retail)**
- **Car parking on site**
- **Walking distance to town centre and all amenities**

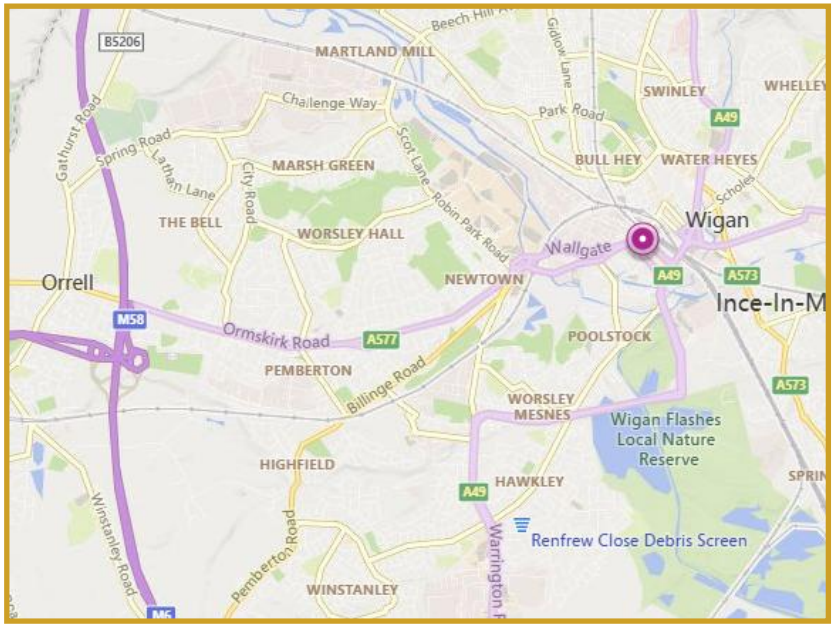
Location

The property occupies a prominent position on Wallgate, a principal route providing 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 which are 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 junction of Wallgate and Queen Street. 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 apron and car parking. The property is considered suitable for a variety of alternative uses including leisure, retail, food & beverage etc. subject to planning.





Additional Plans / Photos









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 been tested prior to completion

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.

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£29,500	£12,685 p.a.

Rental

Price on Application

VAT

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

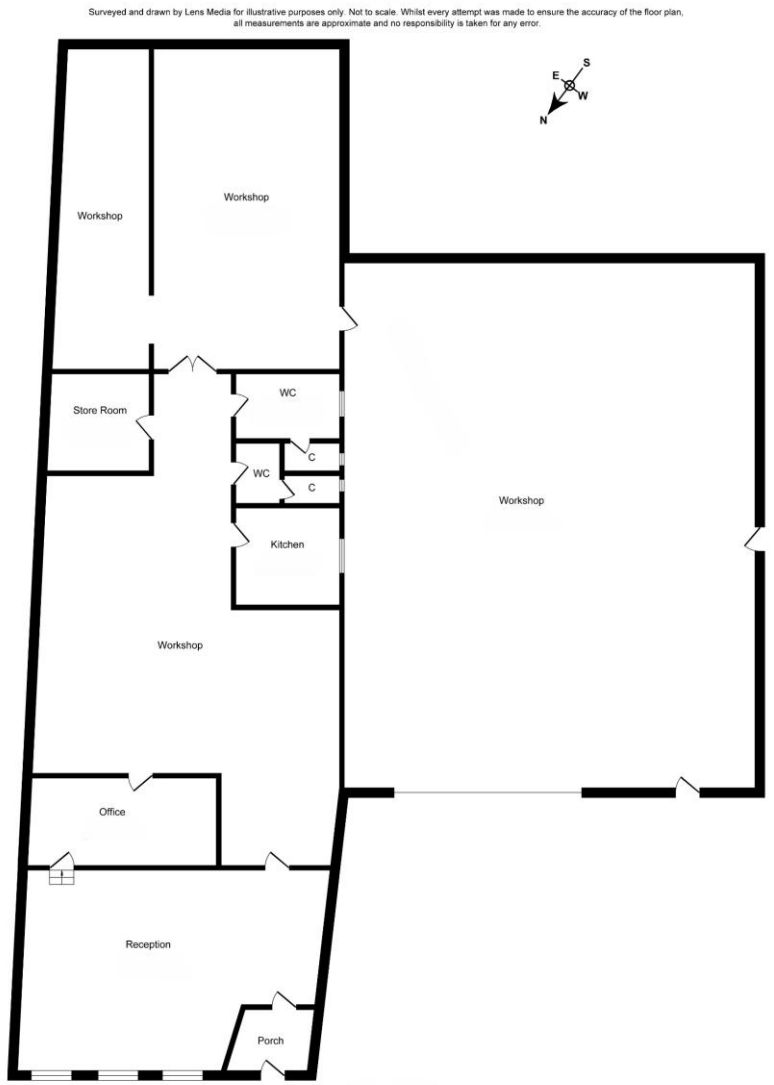
Legal Costs

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.

Wallgate, Wigan



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Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to Contract

Ref: AG0914 Oct 2026.

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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