

Ormskirk Road  
Wigan  
WN5 9DN



## SHOP TO LET

375.00 sqft (34.84 sqm)

### RENT

£600.00 Monthly

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TO LET WIGAN

### Property Highlights

- Ground Floor Retail / Office Premises
- Prominent Roadside Frontage
- Small Business Rates Relief Applicable

### Description

Ground floor 375 sq ft retail or office unit with a prominent shop window, signage opportunity, storage and WC, secured shutters and strong roadside visibility. A practical and affordable unit suitable for a wide range of uses.

- £600 PCM / No VAT
- Service Charge & Building Insurance : Approx. £45 PCM
- Lease term: Min 3 Years
- RV £7,000 from April 2026 (Qualifies for Small Business Rates Relief)

### Location

Situated on Ormskirk Road within a busy local retail parade, benefitting from strong residential catchment, regular bus routes, and approximately 14,000 vehicles passing daily, with Wigan town centre around five minutes' drive away. Excellent transport links.

### Layout

