

RETAIL PREMISES TO LET – 85 NORLEY HALL AVENUE, WIGAN, WN5 9LS



<ul style="list-style-type: none"> • Shop 66.90 sq.m / 720 sq. ft. 	SUBJECT TO CONTRACT
<ul style="list-style-type: none"> • Prominent position adjoining McColls 	CONTACT: Stephen Gleave
<ul style="list-style-type: none"> • Very popular and busy local parade 	EMAIL: s.gleave@wigan.gov.uk
<ul style="list-style-type: none"> • Rental Offers over £8,000 pa 	TEL: 01942 827313
	Wigan Council - Place Directorate Housing Property and Corporate Assets Wigan Council PO Box 100 Wigan, WN1 3DS



Location

A well established and popular neighbourhood retail parade of shops within the Norley Hall housing estate approximately 3 miles to the west of Wigan Town centre.

Description

A self-contained mid terraced ground floor retail unit.

Accommodation

Floor	Description	Area (m ²)
Ground	Sales	45.60
	Stores	21.30
	Staff Toilet	-
	Rear Service Yard	

PLEASE NOTE - HOT FOOD TAKEAWAY and HAIR SALON USES WILL NOT BE PERMITTED.

Rental

Offers in excess of £8,000 pa exclusive are invited. Rent payable monthly/quarterly in advance by Direct Debit.

Rateable value

Shop and Premises £6,300 Rateable Value.

EPC

To be advised.

Rates

The tenant will be responsible for all rates, taxes and outgoings of an annual or recurring nature, levied on the premises.

Terms

The property is available **TO LET** by way of a new lease for a minimum 5-year term on internal repairing and insuring terms.

Costs

The Tenant will be responsible for the Council's surveyors and legal costs totalling £1,000.

Further information:

Please contact Stephen Gleave.

s.gleave@wigan.gov.uk for further information on the property and to arrange a viewing.

Subject to Contract

Date: 11.08.2025

Important Notice

Wigan Council give notice that:

1. Their officers have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Wigan Council have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.