



**Bryan House, 61-69 Standishgate, Wigan, WN1 1AH**  
 Bryan House is a prominently located self-contained mixed-use development.

Tenure	To Let
Available Size	11,935 sq ft / 1,108.80 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

**Key Points**

- > Excellent location
- > New key point...

## Description

The property comprises a substantial building of brick construction which provides a large open plan area on ground floor which has been fitted out as a restaurant with storage to the rear.

The property benefits from pedestrian access via Standishgate and with roller shutter access via the car park at the rear. This town centre location is just a short walking distance to the main retail thoroughfare and Grand Arcade Shopping Centre.

## Location

Wigan is a large town within Greater Manchester located approximately 16 miles north-west of Manchester City Centre, 8 miles south west of Bolton town centre and 10 miles north of Warrington town centre. Bryan House is approximately 4 miles east of Junction 26 of the M6 Motorway (via the A577) and 6 miles west of Junction 6 of the M61 Motorway (via the A58). Bryan House is a 5 minute walk from Wigan Wallgate train station.

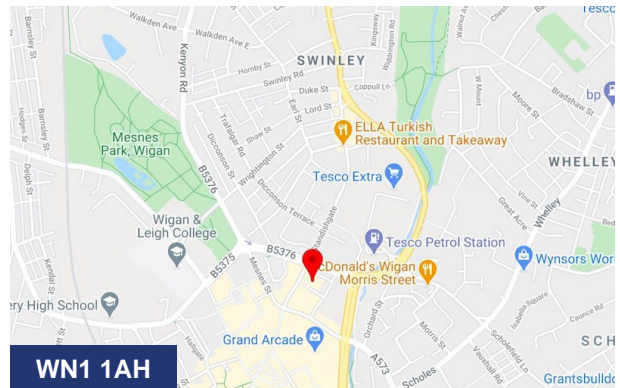
Bryan House is situated along Standishgate to the north of Wigan town centre in an established retail location close to the junction of Standishgate and Powell Street (part of the inner ring road) and is flanked by Church Street to the side and Water Street to the rear. The Property is within the pedestrianised town centre with notable retailers in the immediate area including Primark, Iceland, Poundland, McDonalds and Subway.

The property is in close proximity to both The Galleries and The Grand Arcade shopping centres at the heart of Wigan town centre. A large Tesco superstore is also located nearby. The property has frontage directly onto Standishgate with loading to the rear from Water Street and Marsh Lane.

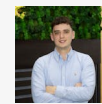
## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent
Ground - Ground Floor	11,935	-
<b>Total</b>	<b>11,935</b>	



## Viewing & Further Information



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