



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



86-90, Bryn Street, Wigan, WN4 9AU
Annual Rental Of £8,500

- Prominent location
- Suitable for a variety of uses
- Approx 540 sq ft on two floors
- FRI Terms
- Return frontage
- View by appointment



86-90, Bryn Street, Wigan, WN4 9AU

This prominent property is located on the junction of Wigan Road and Bryn Street close to the centre of Ashton in Makerfield. The property provides approximately 295 square feet on the ground floor and 250 square feet on the first floor. There is also a W.C. facility on the first floor.

Accommodation

Ground Floor

Retail sales area - 4.38 x 3.00 Additional sales area - 3.59 x 3.95

First Floor

Sales/Storage area - 7.70 x 3.00 W.C. Kitchen - with sink unit.

Services

Mains electricity, water and drainage are available and connected. Services and service installations have not been inspected or tested.

Lease Terms

The premises are available on full repairing and insuring terms for a lease length to be agreed at an initial rental of £8,500 per annum. Utility bills and business rates are also payable by the tenant.

Rateable Value

The Rateable Value effective 1st April 2026 is £5,800.

Viewing

Viewings by appointment only. Please contact this office on 01942 241797 or by email enquiries@healysimpson.co.uk

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Prospective tenants should seek professional verification on points of importance or concern.

Legal Fees

The ingoing tenant will be responsible for 50% of the legal costs incurred in the preparation of the lease.



Energy performance certificate (EPC)

86-88 BRYN STREET
ASHTON-IN-MAKERFIELD
WN4 9AU

Energy rating

D

Valid until: **31 May 2031**

Certificate number: **4798-3241-3335-5538-1219**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	59 square metres

Rules on letting this property

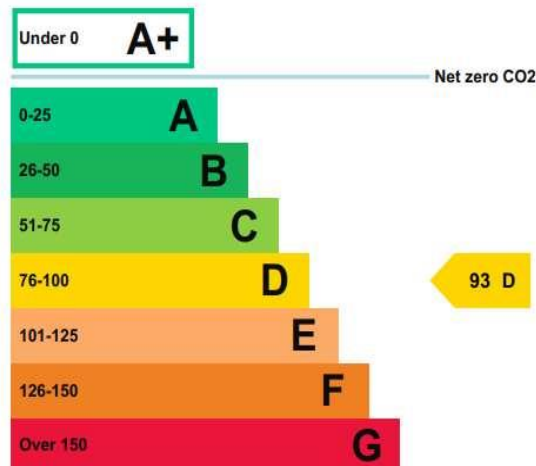
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

79 D