



1st Floor, 12 Moorside Shopping Precinct, Aspall, Wigan WN2 1XW

£475 pcm

Wigan

Rutter  
Green



## Elizabethan Hair Salon

12 Moorside, Wigan

Discover an exceptional opportunity to establish or expand your business in the heart of Aspall, Wigan. We are delighted to present a well-located and versatile commercial shop for rent. The unit is situated on Aspall's well-established promenade of shops which enjoys high foot traffic.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- The landlord would welcome a Rent Free period.
- First Floor Unit
- Service Charge to be Confirmed
- Free Parking to Rear
- Close to Motorway Links
- Main Transport Link
- New Lease To Be Assigned
- Rateable Value of £1775.00
- EPC Rating C
- Viewings Highly Recommended



# Elizabethan Hair Salon

12 Moorside, Wigan

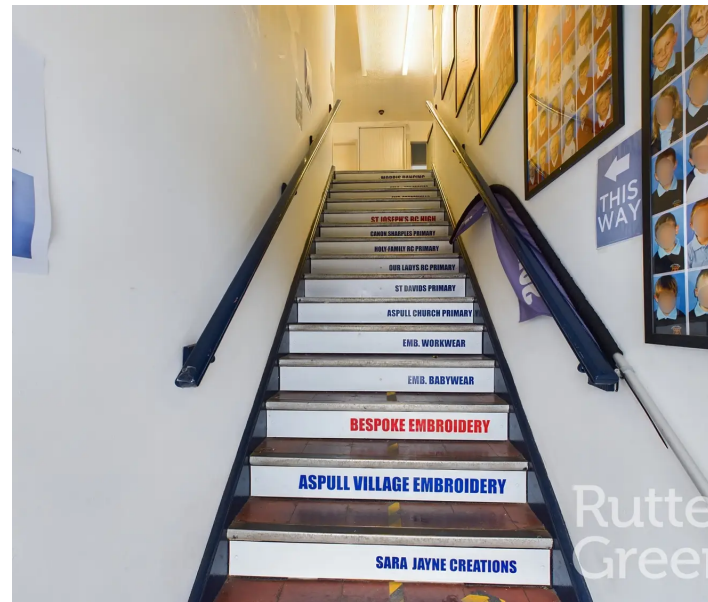
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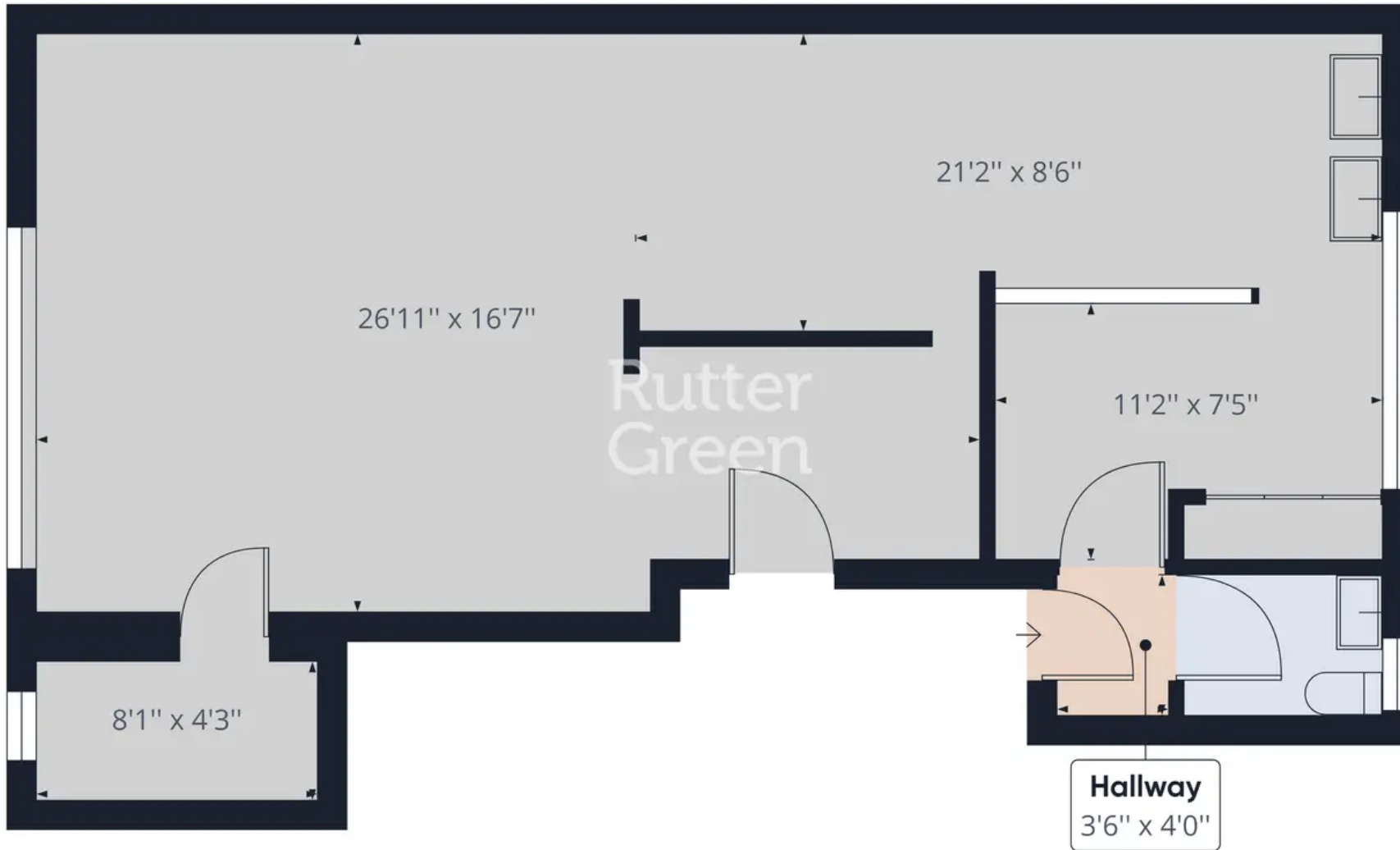
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Approximate total area<sup>(1)</sup>  
674.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Rutter Green – Commercial Properties

Rutter Green Ltd, Unity House, Westwood Business Park, Wigan, WN3 4HE

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