

For Sale/To Let



Wigan

78 Market Street, WN1 1HX

Total Area: 2,120 sq ft (197 sq m)

Price on Application

Freehold with Vacant Possession

Location & Description:

- The property is located on the pedestrianised Market Street and opposite the entrance to the new Fettle's mixed use development. Fettle's will host a new Market Hall and Hampton by Hilton Hotel along with further residential and commercial uses.
- The property is well located by the central town bus station and close to Wigan and Leigh College, Makinson Arcade and a short walk from Standishgate and Grand Arcade Shopping Centre.
- The property was most recently used as an estate agents with sales area at ground floor along with office and staff accommodation on the upper floors and basement.

Demise:

Ground Floor	560 sq ft	(52 sq m)
Basement	527 sq ft	(49 sq m)
First Floor	506 sq ft	(47 sq m)
Second Floor	527 sq ft	(49 sq m)
Total Area:	2,120 sq ft	(197 sq m)

Rent/Sale Price:

Price upon application.

Tenure:

Freehold with vacant possession.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Rating Assessment:

Rateable Value (April 2026) – £9,800.

Date Prepared:

April 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

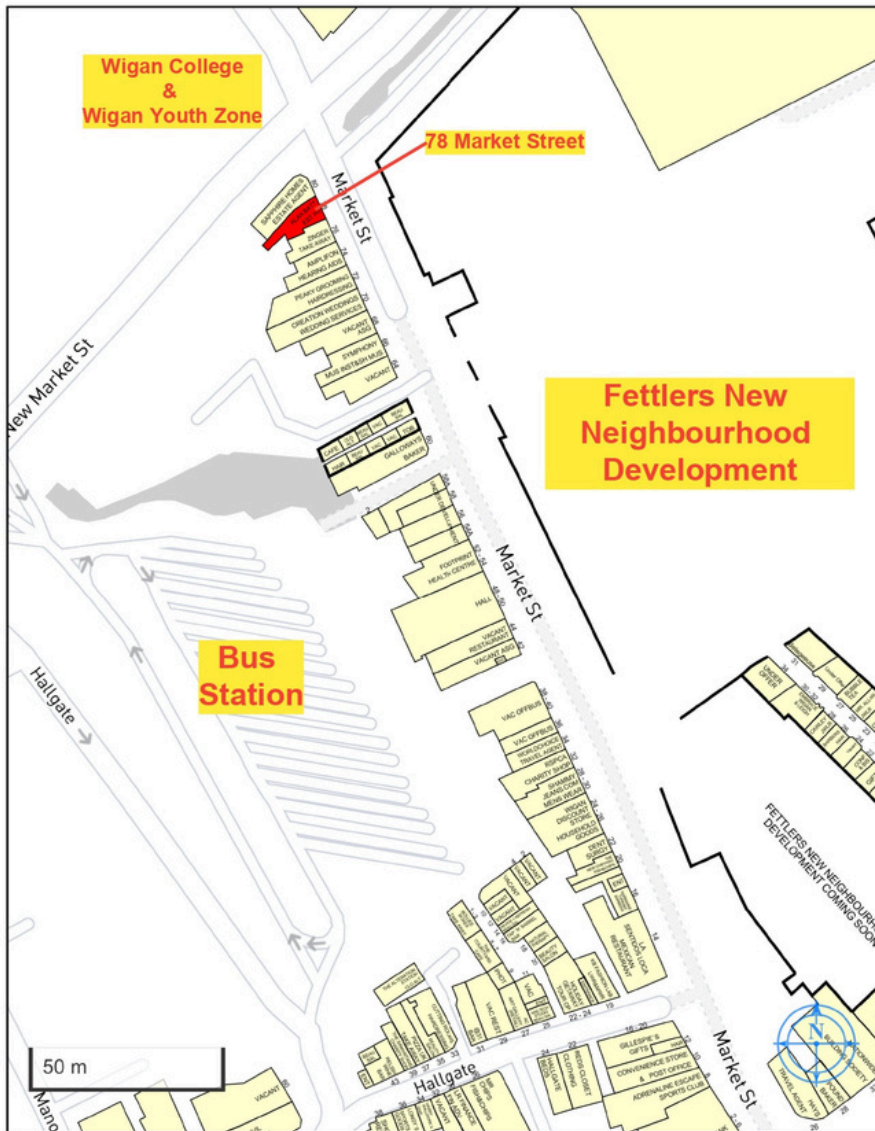
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Wigan (78 Market Street)
 Modified: 17-Apr-26 13:39:52 / Surveyed: 23-Sep-24



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Experian Goad Plan Created: 17/04/2026
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