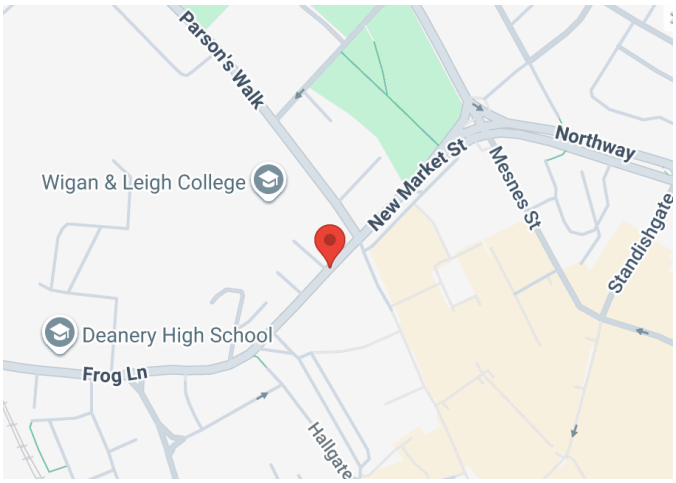
TUDOR HOUSE, NEW MARKET STREET, WIGAN - Landmark Café Opportunity – Opposite Wigan College





A rare opportunity to secure a prominent café unit within a beautiful Tudor-style building, offering genuine character in a highly functional roadside and transport-led location.

Positioned directly on New Market Street, the property sits at a traffic light junction with circa **12,000 vehicles passing daily,** delivering exceptional visibility and repeat brand exposure.

The unit is **adjacent to Wigan Bus Station, which benefits from average footfall exceeding 300 people per hour,** and directly opposite Wigan & Leigh College Parsons Walk campus, **with 3,400+ students** attending daily plus staff and over 10,000 learners across the college group.

Nearby The Deanery Church of England High School **(approx. 1,400 pupils),** further supports strong daytime and after-school trade.

The property sits firmly within Wigan town centre, immediately adjacent to the town's major regeneration programme, including the Fettlers scheme, delivering new leisure, hotel, residential and retail uses.

Property details

- Approx. 350 SQ FT ground floor café unit
- Newly refurbished / ready for fit out
- Attractive Tudor frontage offering standout brand presence
- Gas, electric and water connected
- Ramp access and disabled WC
- Residential accommodation above

External Trading

- Approx. 200 SQ FT of external space suitable for seating area
- Directly fronting New Market Street
- Highly visible, roadside café environment

Summary

A character-led, highly visible café opportunity combining heritage frontage with modern specification, positioned at the heart of Wigan's transport and education hub.

- 12,000 vehicles per day + traffic light dwell time
- 300+ people per hour at adjacent bus station
- 3,400+ daily students opposite
- Strong commuter, student and town centre overlap
- Outside pavement fronting seating area

Call Miriam on 07967097782 or Email: Miriam@toletcommercial.co.uk for more information