

Manchester Office: 0161 631 2852

To Let-Under Offer





Ground Floor: 284 sq ft (26.38 sq m) Rent on Application



Location & Description:

- Makinson Arcade forms part of the Galleries Shopping Centre which is currently under redevelopment.
- The quaint Victorian Arcade is well located in Wigan Town Centre and is accessed from both Standishgate and Market Street. The arcade is home to a range of independent retailers.
- Unit 18 is an attractive, well configured unit in the centre of the arcade and would be well suited to a wide range of uses.

Demise:

Ground Floor 284 sq ft (26.38 sq m) First Floor 262 sq ft (24.34 sq m) Basement 312 sq ft (28.99 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £3,655 pax.

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £4,900. **Date Prepared:** May 2025

Contact Us:

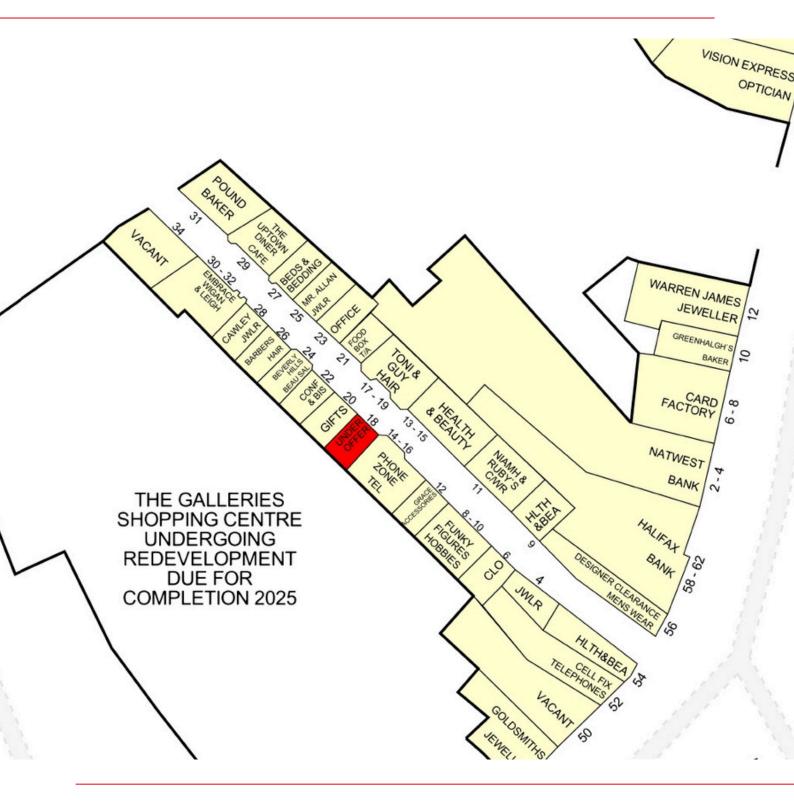
Gary Crompton 07554 402314 gary@barkerproudlove.co.uk

Simon Colley 07966 181708 simon@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



Manchester Office: 0161 631 2852



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brachure show only certain aspects of the property at the time when the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.