

# To Let-Under Offer



## Wigan

Unit 18 Makinson Arcade, The Galleries Shopping Centre

Ground Floor: 284 sq ft (26.38 sq m)

Rent on Application

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**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.**

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**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:**

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