

Manchester Office: 0161 631 2852

# To Let





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 Floor262 sq ft (24.34 sq m)Basement312 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.

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:** November 2024

#### Contact Us:

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