

To Let



Wigan

Unit 18 Makinson Arcade, The Galleries Shopping Centre

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

Location & Description:

- **Makinson Arcade** sits at the entrance to the former Galleries Shopping Centre which is to be redeveloped as part of a £135m scheme to include cinema, bowling, market hall and hotel.
- 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 and will benefit from the new development directly adjacent.
- 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

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:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

